



Department of City Development  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

Rocky Marcoux  
Commissioner  
rmarco@milwaukee.gov

Martha L. Brown  
Deputy Commissioner  
mbrown@milwaukee.gov

December 17, 2015

Environmental Protection Agency – Region 5

Attn: Matthew Didier

77 West Jackson Boulevard

Mail Code SE-7J

Chicago, IL 60604-3507

Dear Mr. Didier:

Re: RACM's Application for EPA Brownfields Community-wide  
Hazardous and Petroleum Assessment Grants, Milwaukee, Wisconsin

The Redevelopment Authority of the City of Milwaukee (RACM) is applying for \$200,000 in assessment funds for hazardous sites and \$200,000 in assessment funds for petroleum sites. The proposed assessment funds would be used community-wide in an area defined as the Community Development Block Grant (CDBG) area. Milwaukee's CDBG program was started in 1974 to support projects operated by city agencies and community organizations whose goals are to support U.S. Department of Housing and Urban Development (HUD) National Objectives, which include reduce blight; improve the economy in the central city; or meet urgent community needs principally of low and moderate income individuals. The CDBG area that includes the target community for this application is severely in need of assessment funding due to distressed economic conditions and lack of private investment. The target area faces some of the most severe economic conditions in the City of Milwaukee. Recent census data indicates a bleak picture: 39.3% of residents live below the poverty line, 19.3% of residents are unemployed, and 84.6% of persons 25 and older haven't completed a college degree. Considering that 79.6% of neighborhood residents are minorities, it becomes clear that this is drastically inequitable situation that must be improved. This area has experienced the greatest negative impacts from economic distress and maintains the largest demographic of sensitive populations within the City of Milwaukee and therefore, will experience the greatest benefit from financial investment through brownfields assessment to further economic development.

As Milwaukee faces a bleak economic climate and underutilized workforce, it has identified numerous priority brownfields as a key component to its economic recovery and growth in the future. Milwaukee is using its 2010 Comprehensive City Wide Policy Plan (Comprehensive Plan) to guide its brownfields redevelopment approach. This multi-year comprehensive planning process not only establishes the vision and direction for the City, but also satisfies the requirements of the State's Smart Growth Legislation, which requires that programs and actions that affect land use be consistent with a municipal comprehensive plan. Assessment, cleanup and redevelopment of brownfield sites in the City of Milwaukee will accomplish the goals of the Comprehensive Plan and achieve HUD national objectives through engaging the community in the revitalization process, removing blight, creating a healthier environment, and creating economic opportunity in the City of Milwaukee.



The following provides the requested information regarding RACM's grant application:

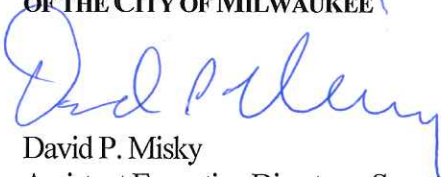
- a. **Applicant Identification:** Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, WI 53202
- b. **Applicant DUNS Number:** 071914712
- c. **Funding Requested:** (i) Grant type: Assessment Grant; (ii) Federal Funds Requested: \$400,000; (iii) Contamination: This application is for sites contaminated with both hazardous (\$200,000) and petroleum (\$200,000) substances. (iv) This is a community-wide assessment grant application.
- d. **Location:** City of Milwaukee, County of Milwaukee, Wisconsin
- e. **Property Information:** This is a community-wide application.
- f. 

<b>Project Director:</b>	<b>Highest Ranking Elected Official:</b>
Karen Dettmer, P.E.	Mayor Tom Barrett
809 North Broadway	200 East Wells St
Milwaukee, WI 53202	Milwaukee, WI 53202
Phone: 414-286-5642	Phone: 414-286-2200
Fax: 414-286-0395	Fax: 414-286-3191
E-mail: kdettm@milwaukee.gov	E-mail: mayor@milwaukee.gov
- g. **Date Submitted:** December 17, 2015
- h. **Project Period:** Three years
- i. **Population:** City of Milwaukee – 594,833 (2010 Census)  
Target Area – 317,252 (2010 Census)
- j. **Regional Priorities Form/Other Factors Checklist:** This application has regional priorities and other factors. Please see Attachment.

Thank you for your consideration. We look forward to continuing our partnership with EPA.

Sincerely,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

  
David P. Misky  
Assistant Executive Director – Secretary

Attached: Regional Priorities Form/Other Factors Checklist

### Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Redevelopment Authority of the City of Milwaukee

#### ***Regional Priorities Other Factor***

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 5 - Coordinated Public Funding for Brownfields

Page Number(s): 5

#### ***Assessment Other Factors Checklist***

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	pgs. 7-8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	pg. 8
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	pg. 4

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	pg. 10 Attached
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	pg. 10 Attached
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	pg. 5





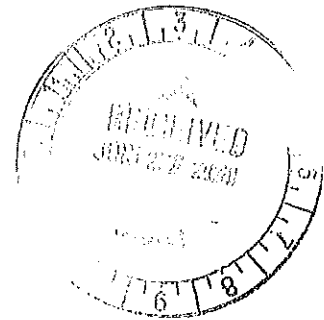
**UNITED STATES DEPARTMENT OF COMMERCE**  
**The Assistant Secretary for Economic Development**  
Washington, D.C. 20230

2014 JUN 26 AM 11:48

C: Marcoux  
Brown  
Misky  
Fleming  
Barton  
Rotar

June 23, 2014

Rocky Marcoux  
Commissioner  
Redevelopment Authority  
of the City of Milwaukee  
809 N. Broadway  
Milwaukee WI 53202



Dear Mr. Marcoux:

Congratulations! Per the Federal Register Notice (FRN), dated December 10, 2013, this letter is to officially inform you that your community has been designated as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. This designation will last for two years, starting from the date of this letter, and thereafter, will be subject to a renewal process as outlined in the FRN.

We received more than 70 competitive applications for this designation. The strength of your plan and partnerships was critical to your region's designation as an IMCP Manufacturing Community and it will be equally instrumental as you work to grow your economic cluster and strengthen your competitiveness in the global economy. This administration looks forward to working with you over the course of the next two years to support your approaches to addressing your region's economic development goals.

Please refer to the FRN for a description of the benefits associated with the designation, including preferential consideration when applying for certain funding opportunities identified by IMCP Participating Agencies. Additional information and guidance will be forthcoming.

I look forward to working with you as we move forward to revitalize the American economy. If I can be of any assistance, please do not hesitate to contact me at (202) 482-5081.

Sincerely,

Roy K.J. Williams  
Assistant Secretary of Commerce  
for Economic Development



## Investing in Manufacturing Community Partnerships Designated Communities

### **Advance Michigan IMCP**

Wayne County Economic Development Growth Engine

*Bryce Kelley, [bkelley@waynecounty.com](mailto:bkelley@waynecounty.com)*

Advance Michigan seeks to position its 13-county region at the forefront of the automotive and digital technologies behind connected cars and infrastructure technologies. In partnership with regional education stakeholders, Advance Michigan plans to make significant investments in workforce development programs – including retraining of incumbent workers – alongside focuses on supply chain development, infrastructure, and automotive research and development.

### **Advanced Manufacturing Partnership for Southern California**

University of Southern California Center for Economic Development

*Leonard Mitchell, [mitchell@usc.edu](mailto:mitchell@usc.edu)*

AMP SoCal is a consortium focused on transforming the aerospace and defense sectors, with a focus on advanced manufacturing technologies. The partnership plans to develop a range of programs, including a standards-based Additive Manufacturing Technician certificate program in partnership with regional education partners, a “University Guides Network Program” to provide a single point of contact between employers and institutions of higher education, and a digital one-stop for augmenting the ability of small manufacturers to collaborate in the design of new components.

### **Chicago Metro Metal Cluster**

Cook County Bureau of Economic Development

*Elaine Romas, [elaine.romas@cookcountyil.org](mailto:elaine.romas@cookcountyil.org)*

The Chicago Metro Metal Cluster seeks to build upon the reputation of the Chicago metro region as a leader in class for metal manufacturing – a \$30 billion sector spanning 3,700 firms and 100,000 workers in the region. Through targeted, strategically-driven commitments across six pillars of integrated investment, the Chicago Metro Metal Cluster plans significant outlays in supply chain, infrastructure, and workforce development partnerships across the region.

## **DRIVE for the Future IMCP**

University of Tennessee Institute for Public Service

Charles E. Shoopman, Jr., [chuck.shoopman@tennessee.edu](mailto:chuck.shoopman@tennessee.edu)

The DRIVE initiative seeks to build upon the Tennessee Valley's pre-existing sector leadership in automotive industry employment through strategic promotion of advanced automotive technology development and commercialization. DRIVE plans to deepen regional competencies in automotive technologies through partnerships with high-impact employers, and with the goal of enhancing workforce capacity and expanding the capabilities and access of SMEs in the automotive technologies sector.

## **Greater Portland Food Production Cluster**

Greater Portland Council of Governments

Neal W. Allen, [nallen@GPCOG.org](mailto:nallen@GPCOG.org)

The Portland region accounts for 31% of food production across the entire state of Maine, and features a vibrant ecosystem of SMEs engaged in some stage of food production. The Greater Portland Food Production Cluster aims to bolster skills programs in industrial engineering, food science, and food preparation, alongside working to minimize supply chain waste and promote low-impact hydroponic and greenhouse methods of food production.

## **Greater Rochester / Fingers Lakes Region**

City of Rochester

Delmonize Smith, [dsmith@cityofrochester.gov](mailto:dsmith@cityofrochester.gov)

The Greater Rochester region aims to build upon its historic strength in the precision machining, optics, photonics, and imaging sectors through catalytic workforce development projects. With the intention of building cross-industry capabilities and strengthened supply chain networks, the consortium aims to decrease the time of technology transfer and creating a skills pipeline for in-demand jobs.

## **Northwest Georgia Center for Sustainable Floor Covering Innovation and Advanced Workforce Readiness (S-FLOR)**

Northwest Georgia Regional Commission

Lloyd Frasier, [lfrasier@nwgrc.org](mailto:lfrasier@nwgrc.org)

Long a national leader in the floor covering industry, the S-FLOR consortium seeks to build upon pre-existing strengths in the sector by investing in a shortened supply chain and preparing tomorrow's workers by patching critical shortfalls in the existing secondary and technical post-secondary educational network. Leveraging innovation centers housed at Georgia Tech, the S-FLOR consortium will seek to provide cutting edge materials research and other technologies for commercialization to SMEs in the region.

## **The Milwaukee 7 Manufacturing Community**

Redevelopment Authority of the City of Milwaukee

Rocky Marcoux, [rocky.marcoux@milwaukee.gov](mailto:rocky.marcoux@milwaukee.gov)



The Milwaukee 7 consortium seeks to strengthen Milwaukee's positioning as an attractive city for relocation of manufacturing enterprises, particularly in the areas of energy, water, and food production technologies. The Milwaukee 7 empowers academic-industry partnerships in key areas of need, and features a regional workforce alliance designed to engage employers and technical colleges in supporting curriculum developments for employer needs.

### **Southwest Alabama IMCP**

University of South Alabama

*Lynne Chronister, [lchronister@southalabama.edu](mailto:lchronister@southalabama.edu)*

The Southwest Alabama IMCP aims to leverage historical strength in the shipbuilding sector into future leadership in aviation manufacturing, with an emphasis on adapting existing workforce development programs and employer liaisons into viable partnership to drive employment growth in aviation. The opening of new aviation factories in the region promises to catalyze these investments and support exports in the region, while additional apprenticeship and pathways programs in shipbuilding will help support the region's traditional proficiencies in shipbuilding.

### **Southwestern Ohio Aerospace Region**

City of Cincinnati

*Sam Stephens, [samuel.stephens@cincinnati-oh.gov](mailto:samuel.stephens@cincinnati-oh.gov)*

Southwestern Ohio has a significant position of leadership in the manufacturing of aerospace parts and engines globally. The Southwestern Ohio Aerospace Region (SOAR) plans to build upon these regional strengths, principally through supply chain development, a vastly expanded suite of workforce initiatives, and strategic identification of "shovel-ready" manufacturing sites for development.

### **Tactical Investment in Advanced Manufacturing Capabilities**

Wichita State University

*Dr. John S. Tomblin, [john.tomblin@wichita.edu](mailto:john.tomblin@wichita.edu)*

South Kansas numbers among the most manufacturing-specialized regions in the United States, with a disproportionately high percentage of employment there contingent on the manufacturing sector. The South Kansas Manufacturing Community seeks to make aerospace manufacturing an anchor for a diversified sector, with investments in manufacturing research centers, supply chain integration investments, and up-skilling projects targeting the regional workforce.

### **Washington Aerospace Manufacturing Community**

Puget Sound Regional Council

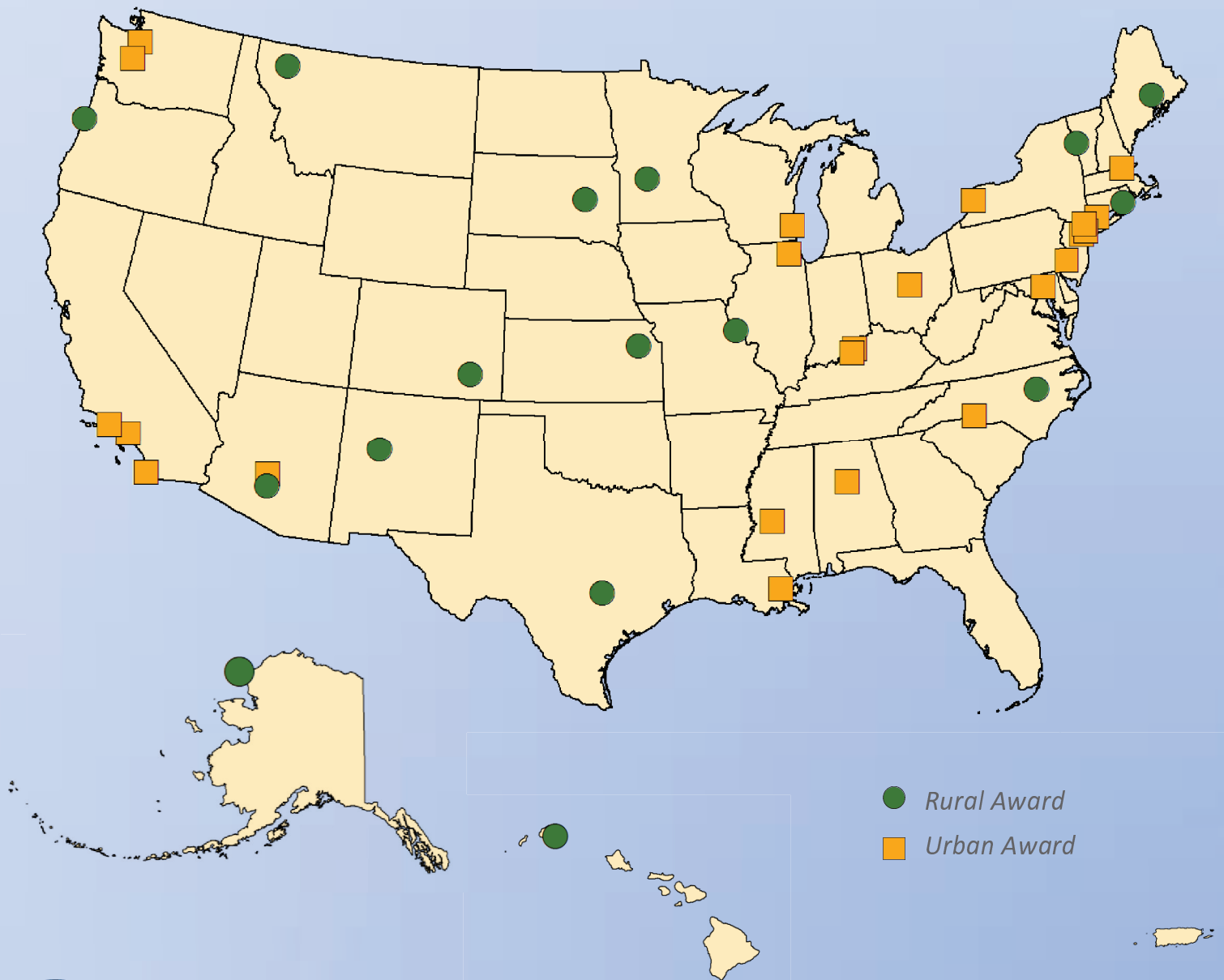
*Sarah Lee, [slee@psrc.org](mailto:slee@psrc.org)*

Utilizing the regions close proximity to major centers in aerospace manufacturing and design, the Puget Sound Regional Council seeks to strengthen workforce development assets, invest in strategic research partnerships with local universities and colleges, and bolster the capacity of suppliers to provide to an increasingly high-demand and integrated aerospace manufacturing sector in the region.



# TIGER

## 2015 AWARDS



U.S. Department  
of Transportation

## 2015 TIGER Awards

Project Name (click to link)	State	TIGER Grant Award	Urban/ Rural
<a href="#">Connecting our Neighborhoods to Opportunities</a>	Alabama	\$20,000,000	Urban
<a href="#">Native Village of Point Hope Transportation Infrastructure and Transit Improvement Project</a>	Alaska	\$2,899,992	Rural
<a href="#">Grand Canal Bike and Pedestrian Improvements</a>	Arizona	\$10,330,000	Urban
<a href="#">SR 347 Grade Separation Project</a>	Arizona	\$15,000,000	Rural
<a href="#">Port of Hueneme Intermodal Improvement Project</a>	California	\$12,300,000	Urban
<a href="#">Rail to Rail Active Transportation Corridor Connector Project</a>	California	\$15,000,000	Urban
<a href="#">Tenth Avenue Marine Terminal Modernization Project</a>	California	\$10,000,000	Urban
<a href="#">Southwest Chief Route Advancement and Improvement Project</a>	Colorado	\$15,210,143	Rural
<a href="#">Barnum Station Project</a>	Connecticut	\$10,000,000	Urban
<a href="#">Līhu'e Town Core Mobility and Revitalization</a>	Hawaii	\$13,815,100	Rural
<a href="#">Milwaukee District – West Line Fox River Bridge Improvement Project</a>	Illinois	\$14,000,000	Urban
<a href="#">Port of Indiana - Jeffersonville Truck-to-Rail and Rail-to-Water Improvements</a>	Indiana	\$10,000,000	Urban
<a href="#">Regional Truck Parking Information and Management System</a>	Kansas	\$25,000,000	Rural
<a href="#">Transforming Dixie Highway Project</a>	Kentucky	\$16,910,000	Urban
<a href="#">New Orleans Canal Street Ferry Terminal</a>	Louisiana	\$10,038,678	Urban

## 2015 TIGER Awards (Continued)

Project Name (click to link)	State	TIGER Grant	Urban/ Rural
<a href="#">Maine Regional Railways Project</a>	Maine	\$20,000,000	Rural
<a href="#">Southeast Baltimore Port Industry Freight Corridor Plan</a>	Maryland	\$10,000,000	Urban
<a href="#">Lowell Canal Bridges</a>	Massachusetts	\$13,389,750	Urban
<a href="#">Willmar Rail Connector and Industrial Access</a>	Minnesota	\$10,000,000	Rural
<a href="#">Greening the Gateways</a>	Mississippi	\$16,500,000	Urban
<a href="#">U.S. Route 54 Mississippi River Bridge</a>	Missouri	\$10,000,000	Rural
<a href="#">Glacier Rail Park/Kalispell Core Area Development and Trail Project</a>	Montana	\$10,000,000	Rural
<a href="#">NEC Portal Bridge Replacement Acceleration Project</a>	New Jersey	\$16,000,000	Urban
<a href="#">Pueblo of Laguna Bike and Pedestrian Priority Route Construction</a>	New Mexico	\$1,000,000	Rural
<a href="#">Bronx River Greenway: Bridge the Critical South Bronx Gap</a>	New York	\$10,000,000	Urban
<a href="#">Hudson Links I-287 BRT/ITS Project</a>	New York	\$10,000,000	Urban
<a href="#">Main Street Multi-Modal Access and Revitalization</a>	New York	\$18,000,000	Urban
<a href="#">Charlotte Gateway Station Track and Safety Improvements</a>	North Carolina	\$25,000,000	Urban
<a href="#">U.S. 301: Road to Opportunity</a>	North Carolina	\$10,000,000	Rural
<a href="#">Transit Tech Ohio</a>	Ohio	\$6,839,860	Rural
<a href="#">Port of Newport International Terminal Shipping Facility</a>	Oregon	\$2,000,000	Rural
<a href="#">Closing the Gaps</a>	Pennsylvania	\$10,265,000	Urban



## 2015 TIGER Awards (Continued)

Project Name (click to link)	State	TIGER Grant	Urban/ Rural
<a href="#">Hopkinton Travel Plaza and Transit Hub</a>	Rhode Island	\$9,000,000	Rural
<a href="#">South Dakota Freight Capacity Expansion Project</a>	South Dakota	\$6,000,000	Rural
<a href="#">Texas Rural Transit Asset Replacement Project</a>	Texas	\$20,802,400	Rural
<a href="#">Western Vermont Freight-Passenger Rail Project</a>	Vermont	\$10,000,000	Rural
<a href="#">Mukilteo Multimodal Ferry Terminal</a>	Washington	\$10,000,000	Urban
<a href="#">Tacoma LINK Expansion</a>	Washington	\$15,000,000	Urban
<a href="#">Milwaukee Streetcar - Lakefront Line</a>	Wisconsin	\$14,200,000	Urban

# Milwaukee Streetcar – Lakefront Line

**APPLICANT/SPONSOR:** City of Milwaukee

**TIGER GRANT AWARD:** \$14,200,000

**TOTAL PROJECT COST:** \$28,400,000

## PROJECT DESCRIPTION:

This TIGER grant will help build a 0.77-mile spur extension to a planned streetcar project in downtown Milwaukee. The spur extension will connect the downtown route with Milwaukee's burgeoning lakefront development. The grant also funds the purchase of a streetcar, tracks, and new maintenance equipment as well as improvements to a vehicle maintenance facility.



**WISCONSIN**

## PROJECT HIGHLIGHTS AND BENEFITS:

The streetcar line extension will provide residents a connection between Milwaukee's downtown and its lakefront, helping to revitalize the downtown area. The new spur will be built near planned affordable housing and will intersect with a larger downtown redevelopment effort that is currently underway. The project will create ladders of opportunity for Milwaukee residents by encouraging economic development and improving connectivity between downtown and the lakefront. The project will also improve access for pedestrians and bicyclists, giving residents even more transportation options.



U.S. Department  
of Transportation

[www.transportation.gov/tiger](http://www.transportation.gov/tiger)

**TIGER**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410

Mayor Tom Barrett  
City of Milwaukee  
200 East Wells Street, Room 201  
Milwaukee, WI 53202

SEP 28 2015

Mr. Antonio Perez  
Secretary/Executive Director  
Housing Authority of the City of Milwaukee  
809 North Broadway Street  
Milwaukee, WI 53202

SUBJECT: FY2014/15 Choice Neighborhoods Implementation Grant Award

Dear Mayor Barrett and Mr. Perez:

Congratulations! We are pleased to inform you that the City of Milwaukee and the Housing Authority of the City of Milwaukee have been selected to receive a Fiscal Year (FY) 2014/15 Choice Neighborhoods Implementation Grant in the amount of \$30,000,000 to support the Transformation Plan that has been developed for the Westlawn housing development in the Westlawn neighborhood. The Department looks forward to working with you to implement this grant.

HUD received 33 Choice Neighborhoods Implementation Grant applications from across the nation and awarded five grants totaling \$149,750,000. We commend you for your efforts to develop a viable, feasible approach to planning for neighborhood transformation. For your information, enclosed are the scores earned for each rating factor in your application.

As you know, Choice Neighborhoods Implementation Grants are intended to direct resources to improve outcomes related to the three core goals of Housing, People and Neighborhood. The implementation of a Choice Neighborhoods Transformation Plan is a great responsibility. HUD officials will provide feedback on your Transformation Plan as well as your Critical Community Improvements Plan, both of which will be subject to HUD approval. Accordingly, it will be essential for you to work closely with HUD officials to ensure that the grant is implemented in a timely and efficient manner. You will soon receive a letter that will provide you with detailed information about your grant. You will also be assigned to a HUD Grants Management Team in the coming weeks, who will contact you to arrange a site visit.

Again, please accept our sincere congratulations. We wish you every success.

Sincerely,

A handwritten signature in black ink, appearing to read "Lourdes", is positioned above the name and title of the signatory.

Lourdes Castro Ramirez  
Principal Deputy Assistant Secretary  
for Public and Indian Housing

A handwritten signature in blue ink, appearing to read "E. Golding", is positioned above the name and title of the signatory.

Edward L. Golding  
Principal Deputy Assistant Secretary  
for Housing





# Milwaukee, Wisconsin

**Awardees:** *City of Milwaukee & the Housing Authority of the City of Milwaukee*

**Neighborhood:** *Westlawn*

## project DETAILS

The City of Milwaukee and the Housing Authority of the City of Milwaukee were awarded a \$30 million Choice Neighborhoods Implementation Grant to redevelop the Westlawn public housing development and revitalize the surrounding Westlawn neighborhood. The Transformation Plan includes the redevelopment of 708 new mixed-income housing units, including 394 replacement units, both on the Westlawn site and in the surrounding neighborhood. In addition, the plan includes strategic investments to improve the entire neighborhood by reducing the negative effects of foreclosures, improving access to retail and transportation, and strengthening families' health and employment.

## key PARTNERS

Redevelopment Authority of the City of Milwaukee | Milwaukee Public Schools | Wisconsin Women's Business Initiative Cooperative | University of Wisconsin – Milwaukee School of Nursing | Milwaukee Health Services | Silver Spring Neighborhood Center | Havenwoods Economic Development Corporation | Growing Power, Inc. | The Milwaukee Jobs Corp | Carmen Charter School for Science and Technology

## key FUNDERS

Redevelopment Authority of the City of Milwaukee | WE Energies | Housing Authority of the City of Milwaukee | Milwaukee Economic Development Corporation | Wisconsin Women's Business Initiative Cooperative

## committed LEVERAGE

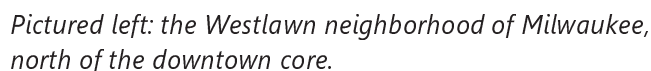
Housing Leverage Committed: \$184 million  
People Leverage Committed: \$9.21 million  
Neighborhood Leverage Committed: \$57.4 million

## neighborhood BACKGROUND & VISION

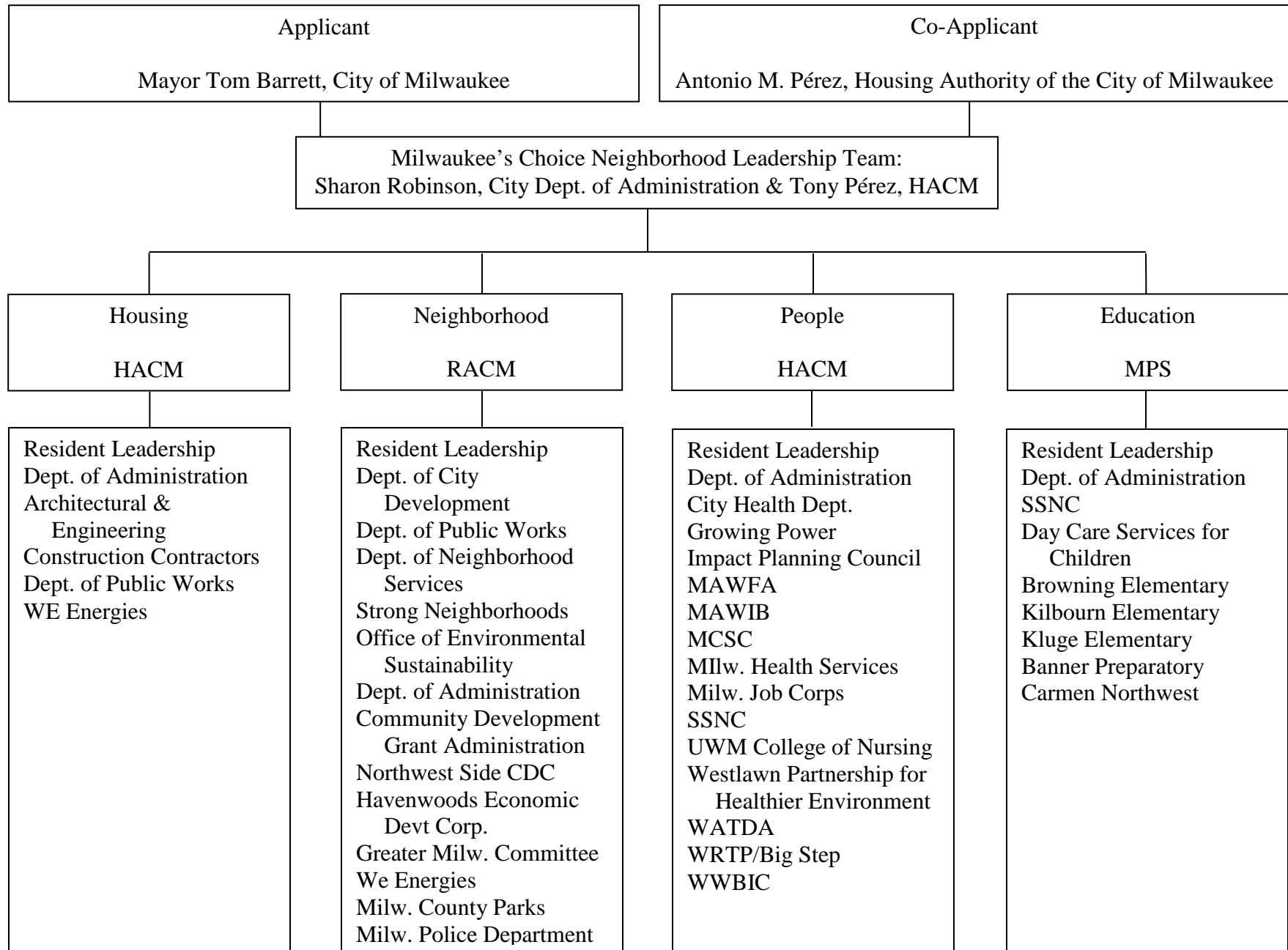
Located seven miles northwest of downtown, Westlawn was once the City's largest public housing development at 726 units. At the time it was originally constructed, there were very few homes in the entire area surrounding the Westlawn development. The neighborhood, in essence, grew up around the barrack-style complex. Over the years, as its condition deteriorated, the Westlawn development grew to present the biggest challenge to the neighborhood's health and stability.

However, the recent redevelopment of the eastern half of the Westlawn development by the City and the Housing Authority of the City of Milwaukee has begun to spur other investment. For example, a retail strip notorious for drug dealing was turned into a new AutoZone and is attracting other business interest. With the goal of creating change in the broader neighborhood, the City, the Housing Authority of the City of Milwaukee, and their partners created a plan to rebuild the remaining portion of the Westlawn development and to implement a comprehensive set of strategies that will generate meaningful improvements in the quality of life in the entire neighborhood.

Beyond the housing redevelopment and retail improvements, the Redevelopment Authority of the City of Milwaukee and its partners will focus on the stabilization of the surrounding neighborhood. The plan calls for reducing foreclosures, removing blight, and coordinating home repair assistance. Additionally, the plan calls for expanding transit service, upgrading recreational and park space, and improving streetscapes.



## Organizational Flowchart





## V.B Ranking Criteria for Assessment Grants

### **1. Community Need**

#### **a. Targeted Community and Brownfields (25pts):**

*i. Targeted Community Description (5pts):* With the expansion of Milwaukee during the Industrial Revolution, the City was known as the “Machine Shop of the World” and Milwaukee was its engine. Farm machinery, rail cars, electric motors and cranes were made in Milwaukee. Clay became cream city bricks. Wheat was turned into flour, hogs became ham and barley became beer. Cattle were made into meat, leather and tallow (soap and candles) with no parts wasted. These businesses provided jobs for thousands of people, but the industries contaminated the soil and groundwater and damaged Milwaukee’s natural resources. Today we are left with numerous brownfields that create blight in the community targeted by this assessment grant application. The majority of the City of Milwaukee’s brownfield sites are located in a distressed central portion of the City that roughly coincides with Milwaukee’s Community Development Block Grant (CDBG) area. Milwaukee’s CDBG program was started in 1974 to support projects operated by city agencies and community organizations whose goals are to support U.S. Department of Housing and Urban Development National Objectives, which include reducing blight; improving the economy in the central city; or meeting urgent community needs, principally of low and moderate income individuals. The CDBG area includes the target community for this application and is severely in need of assessment funding due to distressed economic conditions and lack of private investment. According to 2010 Census data, this target area includes 316,915 people, equating to approximately 53% of Milwaukee’s population. The target community has extremely high unemployment and poverty, which prompted the U.S. Department of Housing and Urban Development to designate Milwaukee as a Renewal Community. Furthermore, a 2014 Milwaukee Journal Sentinel article noted an index of socioeconomic data, using 8 metrics to assess race-based gaps in access to resources and opportunities, which ranks Wisconsin as “the worst state for black Americans.” And, due to its poverty segregation and incarceration rates for blacks, news articles by NPR (March 5, 2015) and The Atlantic (City Labs, October 30, 2015), have recently dubbed Milwaukee the “worst place to live for African Americans.”

As Milwaukee faces a bleak economic climate and underutilized workforce, the City has identified numerous brownfields as a key component to its economic recovery and growth in the future, aiming to assess, remediate and redevelop the underused urban parcels and reinvigorate swaths of the City. Milwaukee is using its 2010 Comprehensive City Wide Policy Plan (Comprehensive Plan) to guide its brownfields redevelopment approach. This multi-year comprehensive planning process not only establishes the vision and direction for the City, but also satisfies the requirements of the State’s Smart Growth Legislation, which requires that programs and actions that affect land use be consistent with a municipal comprehensive plan. Assessment, cleanup and redevelopment of brownfield sites in the City will accomplish the goals of the Comprehensive Plan and achieve HUD national objectives, and by default, EPA goals of brownfield revitalization, through engaging the community in the revitalization process, removing blight, creating a healthier environment, and creating economic opportunity in the City of Milwaukee.

*ii: Demographic Information (5pts):* The target area has seen growing blight and disinvestment. Flight from neighborhoods has had a devastating effect on the area and the residents that continue to live there. The unemployment rate of residents in the target area is a staggering 19.3%, nearly four and half times the State unemployment rate of only 4.3%. The median household income of target area residents is \$28,389, only 54% of the State median income of \$52,738. The poverty rate of target area residents is 39.3%, versus 13.3% for the State. The education attainment of individuals 25 and older with a Bachelor’s degree or higher in the target area is 15.4%, whereas that of the State is 27.4% for the State. Considering that 79.6% of neighborhood residents are minorities, it becomes clear that this is a drastically inequitable situation that must be improved. Furthermore, nearly 35% of the population in the target area is children who are more susceptible to many of

the contaminants identified in the following section because of the immaturity of their biochemical and physiological functions.

Demographic Information	Target Community	City of Milwaukee	State of Wisconsin	National
Population <sup>1</sup>	317,252	594,833	5,686,986	308,745,538
Unemployment Rate	19.3% <sup>2</sup>	13.1% <sup>2</sup>	4.3% <sup>3</sup>	5.0% <sup>3</sup>
Poverty Rate (Individuals) <sup>2</sup>	39.3%	29.4%	13.3%	15.6%
Percent Minority <sup>2</sup>	79.6%	63.4%	17.3%	37.2%
Median Household Income <sup>2</sup>	\$28,389	\$35,489	\$52,738	\$53,482
Per Capita Income <sup>2</sup>	\$17,585	\$21,149	\$27,381	\$26,714
Educational Attainment (Age 25+, Bachelor's Degree or Higher) <sup>2</sup>	15.4%	22.8%	27.4%	29.3%
Percent Children (under 19) <sup>1</sup>	34.7%	31.1%	26.4%	27.0%
% Owner-Occupied Housing Units <sup>1</sup>	29.5%	39.2%	59.1%	65.1%

<sup>1</sup> 2010 U.S. Census data

<sup>2</sup> 2010-14 American Community Survey 5-Year Estimates

<sup>3</sup> Bureau of Labor Statistics (December 2015 Unemployment Rate, seasonally adjusted)

**iii: Brownfields (10pts):** Built on a foundation of industrial activity, Milwaukee was a hub for die cast companies, machine tool manufacturers, tanneries, foundries, and printers over the last three decades. Milwaukee has seen a decline in its smaller, traditional manufacturing base as companies have outsourced internationally or moved to suburban industrial parks. This has left a sad legacy of vacant and underutilized brownfield properties that only compound the adverse economic effects created by smaller neighborhood brownfield properties such as gas stations and dry cleaners. Numerous older manufacturing companies like tanneries, foundries, breweries, and motor manufacturers have closed or relocated, leaving behind vacant brownfields that attract crime and create an impediment to economic development in the area. Milwaukee also has an abundance of small neighborhood brownfields where former businesses like gas stations, auto repair, junk yards, and dry cleaning facilities caused with potential contamination. This threat or perceived threat reduces marketability leaving vacant, boarded up properties, many with lead and asbestos concerns, throughout the target community. With plant closings, bankruptcies, and foreclosures increasing since 2008, the need for public involvement in assessing brownfield properties has increased significantly.

Milwaukee has identified several priority brownfield sites in the target community that it hopes to evaluate for redevelopment, and has identified various neighborhood organizations noted in the application that will help integrate the projects into the community. The following six priority brownfield sites, three petroleum sites, and three hazardous sites, located in close proximity to sensitive populations have been identified: **3226 W. Cameron Avenue** was formerly a dry cleaner and foundry; **274 E. Keefe Avenue** was formerly utilized for fuel and coal sales; **2203 W. Michigan Street** and **212 W. Mineral Street** were formerly utilized for numerous types of manufacturing; **840 S. Barclay Street** and **906 S. Barclay Street** were formerly utilized for bulk fuel oil storage and automotive repair purposes. These properties are suspected of being contaminated with chlorinated solvents, lead and other metals, volatile organic compounds, polycyclic aromatic hydrocarbons, and/or polychlorinated biphenyls, which are known to cause cancer, headaches, poor coordination, respiratory problems, liver and kidney damage, nerve damage, anemia and bone marrow

problems, among other negative health effects. The priority brownfield sites, located within residential neighborhoods, and in close proximity to schools and/or parks, are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, airborne particulates inhalation, and vapor intrusion pathways. Health concerns for these impoverished residents are often intensified by poor nutrition and lack of access to adequate health care. Finding the Assessment Grant will give the City funds to evaluate these priority brownfields, determine the extent of the suspected contamination, evaluate exposure pathways, and taking a major step toward improving the health of both its residents and its natural resources, and help it realize its ultimate goal of revitalization of this critical area.

***iv: Cumulative Environmental Issues (5pts):*** Brownfields have a significant negative impact on Milwaukee's neighborhoods and industrial corridors, and Milwaukee has a staggering number of them to manage. RACM, the land use clearance authority operating under supervision of the City of Milwaukee, has documented approximately 300 acres of brownfields in Milwaukee, consisting of 138 tax delinquent brownfields. There are also at least 30 other mothballed properties in Milwaukee, properties which may be contaminated and are severely underutilized, but not tax delinquent. Moreover, the Wisconsin Department of Natural Resources GIS database of contaminated sites indicates a total of 581 open sites with reported contamination, and 2,992 closed sites in the City. Many of these closed sites may also be brownfields because they may hold other contamination that has not yet been evaluated. And while the number of brownfields within the City is staggering, the vast majority of them, approximately 85% of the City's tax delinquent brownfields, are located in the target area. While not every site across the City would be addressed by an Assessment Grant, the sheer number of contaminated sites shows the vastness of environmental issues plaguing the City and heightens the need for assessment and remediation.

One pressing environmental issue prevalent in Milwaukee due to the City's industrial past is near surface soil impacts, such as lead and polycyclic aromatic hydrocarbons contamination. They present direct contact and inhalation risks, and are some of the most common issues found on brownfield properties in Milwaukee. Former industrial uses of properties and historic filling activities have contaminated numerous properties throughout the target area. These properties are embedded in neighborhoods and often serve as a gathering place for the community or are used as short cuts for numerous pedestrians, potentially exposing the public to health hazards. A second environmental issue in the City of Milwaukee is the contaminant vapor intrusion into buildings, which is an increased concern for sensitive populations within the target area. This is particularly of concern in the older manufacturing and die cast facilities often rendering the buildings themselves as uninhabitable. A third environmental issue is the migration of groundwater contaminants to Milwaukee's three rivers, the Milwaukee, Menomonee and Kinnickinnic Rivers, and to Lake Michigan. These waterways have served as the waste conveyance system for industrial operations and urban run-off. Storm water discharge from brownfields located in the target area presents a threat to the water quality of Milwaukee's three rivers and Lake Michigan and the health of their inhabitants. Furthermore, residents who use the waterways for fishing and recreation may also be exposed to contaminated water and/or sediment. Using the Assessment Grant, the City can determine which brownfields are contributing impacted storm water and groundwater to these waterways and develop a plan to limit these releases, thereby protecting these sensitive ecosystems.

**b. Impacts on Targeted Community (10pts):** The target area has a large number of individuals sensitive to the environmental hazards presented by unmitigated brownfield sites. According to data shown in the demographic table above, minorities make up almost 80% and children make up nearly 35% of the target area population. One significant health and welfare issue for the target area's sensitive population is lead poisoning. According to a March 2015 article by the Mayo Clinic, lead can result in exacerbated and synergistic health effects and severely impact mental and physical development, even at small levels. Significant concentrations of lead are present on properties throughout the target area due to former industrial uses of properties and historic filling activities. In 2012, the Centers for Disease Control lowered the reference level for intervention



from 10 micrograms per deciliter (mcg/dL) to 5 mcg/dL, increasing the number of Wisconsin children under age six found to be lead exposed by a factor of five. The Wisconsin Department of Health Services 2014 annual report on childhood lead poisoning in Wisconsin, indicates that the number of children less than six years of age who had a blood lead level of 5 mcg/dL or above was 2,244, and the total number for Wisconsin was 3,922, which shows that over half of the identified children are in the City, within the target area. A second health and welfare issue is that sensitive populations in the City are generally less able to utilize healthcare. This can result in delayed treatment of health issues resulting from chronic exposure to contaminants on the priority brownfield sites. According to the 2013 Milwaukee Health Report, prepared by the Center for Urban Population Health and the Milwaukee Health Department, there is a direct relationship between people's socioeconomic status and their health. The 2013 report shows there is a significantly higher rate of premature death, infant mortality, and poor to fair health in the target area versus more affluent areas of the City.

The concentration of brownfields in the low-income, minority neighborhoods in and around the target area and the health data presented in this section indicate a link between race, income, and health effects, and demonstrate a disproportional impact from brownfields to minority and low income residents in the target area. Impoverished minority populations often have poor nutrition and limited access to health care; therefore, they are more likely to experience, and not treat, health problems associated with contaminant exposures. The Assessment Grant will give the City the funds necessary to delineate the extent of brownfields contamination and begin improving the health of the target area residents, which is directly in line with the City's Comprehensive Plan goal of creating a healthy environment for its residents.

#### **c. Financial Need:**

*i. Economic Conditions (5pts):* RACM, as it operates under the City, is subject to City of Milwaukee budget constraints. For four straight years, the City's general fund budget declined. The City met these funding challenges at great expense: reduction in basic services, library closures, furlough days, wage and cost of living freezes, and reductions in our street maintenance program. In addition, the City raised its property tax levy and fees to fund core services. A major portion of the City of Milwaukee's budget is funded by property taxes. The currently stressed housing market conditions and increased foreclosure rates are causing more properties to be removed from the City's tax roll. According to the Treasurer's Office, the City of Milwaukee foreclosure rates have increased steadily each year from 2009-2015, resulting in a total of 4,678 foreclosed properties. The amount of foreclosure is staggering and this high rate of foreclosures is expected to continue. As economic conditions have declined, Milwaukee businesses are experiencing increased costs and decreased revenues resulting in layoffs and closings. Formerly successful businesses are facing bankruptcy and closing, creating more mothballed properties. Tremendous progress has been made, but the problem persists. Vacant, contaminated and blighted sites will continue to be a chronic concern unless assessed, cleaned-up and redeveloped into viable economically productive property.

*ii. Economic Effects of Brownfields (10pts):* With almost half the population of the City of Milwaukee and 85% of the City's brownfield properties, the target community clearly bears a disproportionate impact from the negative economic factors of brownfields. Residents experience a poverty level three times greater than the State of Wisconsin and two and half times greater than the national rate, with a median household income at about half the national rate. Unemployment in the target community (19.3%) is nearly four and half times the Wisconsin rate (4.3%) and four times the national rate (5.0%). The economic detriment of the target community is further illustrated in that only 29.5% of homes are owner occupied, less than half the 59.1% in the State of Wisconsin and 65.1% nationally. These conditions have resulted in the U.S. Department of Housing and Urban Development (HUD) designating Milwaukee as a Renewal Community. The City was interested in participating in the HUD program, so it assured the City's Comprehensive Plan included the following principles: strategic visions for change; community-based partnerships; economic opportunities; and

sustainable community development. The City has embraced these principles and leads projects that promote economic development in the target community.

Milwaukee faces an ongoing economic burden associated with the maintenance of foreclosed properties. The City foreclosed on 844 properties in 2015, and the annual maintenance cost associated with each foreclosed property is approximately \$2,500, only if there are no roof repairs or environmental issues. These maintenance costs total over \$2,000,000 per year, a further challenge to an already stressed budget. As both large and small industrial businesses close and residences fall into foreclosure and are abandoned, the number of brownfields in the target area increase and property values decline, further decreasing the City's property tax revenue. Unless the City is awarded an Assessment Grant, the City will not be able to support either the assessment of the priority brownfields or the assessment of additional brownfields located in the target area.

## **2. Project Description and Feasibility of Success**

### **a. Project Description:**

*i. Project Description (15pts):* RACM would utilize EPA Brownfield Assessment funding to advance the EPA Region 5 priority, which is to complement other efforts receiving federal, state, or local funding or assistance. The Assessment funding would complement efforts already underway in Milwaukee, which is located in a Great Lakes Area of Concern (AOC). The Milwaukee Estuary was designated an AOC in 1987 by the International Joint Commission because of historical modifications and pollutant loads that contributed toxic contaminants, including lead and PCBs, to the AOC and Lake Michigan. The main priorities for the Milwaukee Estuary AOC include remediation of contaminated sediments in tributaries and nearshore waters of Lake Michigan; nonpoint source pollution control; improving water quality for recreation; and enhancing fish and wildlife habitat and populations.

The City is currently working on two EPA funded projects that support the EPA Region 5 priority identified above. One project is a riverbank restoration and public access project along the Menomonee River (EPA Great Lakes Restoration Initiative – grant #00E01465). The project involves re-grading and stabilizing approximately 1,000 feet of the Menomonee River bank with native plants and trees, excavating contaminants, and providing public access to the river. The second project is an Area-Wide planning project in Milwaukee's Harbor District (EPA Brownfields Area-Wide Planning Grant – grant #00E01491). The area needs waterfront design models that balance the needs of manufacturing, shipping, fish habitat, and recreational uses. The area-wide planning project will be a piece of the next century plan, to showcase the ways that commerce, conservation and community can all function together in support of manufacturing and water technology.

EPA Assessment funding would complement these two efforts, since the funding would assist in establishing a comprehensive approach to brownfield site characterization, assessment, cleanup and redevelopment. The assessment funding would be used to identify and assess properties to be cleaned up near the Menomonee River and other waterways, including Lake Michigan, which would help to improve water quality of the area watersheds. The assessment funding would also be used to assess sites in Milwaukee's Harbor District, including three priority brownfield sites identified in this application, and those critical brownfield sites identified in the Brownfields Area-Wide Plan being completed for the Harbor District.

The City has created a successful brownfields program; however, it does not have funding to complete the assessment of the priority brownfields sites identified and those critical brownfield sites being identified in the Brownfields Area-Wide Plan for the Harbor District. The City's Comprehensive Plan identifies redevelopment of deteriorated areas and revitalization of neighborhoods as key objectives, yet, as the City makes plans to redevelop priority brownfields to support these objectives, it is faced with the reality of a severely reduced budget that cannot support these plans. The City has identified the following three goals for its brownfield program: 1) assessment of priority brownfield sites identified in section V.B.1.a.iii; 2) additional

assessment of sites that have been preliminarily assessed using previous grants; and, 3) assessment of potentially impacted parcels located throughout the City and target area that attract redevelopment interest. By obtaining an Assessment Grant, the City would be able to achieve these goals.

In addition to the priority brownfield sites identified in section V.B.1.a.iii, RACM will utilize a list of tax delinquent brownfields for site identification that has been developed over the past 20 years. In order to reduce the potential for environmental liability and subsequent increased financial burden to the tax payers, the City has compiled the properties on a tax delinquent brownfields list. Once a property is placed on the tax delinquent brownfields list, RACM staff will work with City Real Estate staff to identify parcels with a high potential for redevelopment. If RACM staff determines that information is needed to define the potential issues and liability, access to the site will be obtained and EPA Assessment funds will be utilized to conduct All Appropriate Inquiry (AAI) Phase I Environmental Site Assessments (ESAs). Following the Phase I, once the determination of site eligibility is completed by RACM staff, EPA Assessment Funds will be used to conduct Phase II soil and groundwater sampling, supplemental site investigations, and complete conceptual remedial action plans. RACM can then recommend foreclosure of the property or work with a third party buyer to acquire the property legally through Wisconsin state statute 75.106 that allows for the transfer of judgment of a tax delinquent brownfield property. The use of Assessment Funds will assist RACM in identifying a reasonable risk for potential developers and increasing interest in sustainable brownfield redevelopment.

**ii. Project Timing (5pts):** RACM has already identified a list of priority sites (section V.B.1.a.iii), properties from the tax delinquent brownfield list, and RACM and City owned sites in need of assessment for hazardous substances and petroleum impacts. As we already have access, RACM is able to initiate assessment activities on the priority brownfield sites immediately. Many sites are ready for Phase II soil and groundwater sampling due to local or previous EPA funding having been used to complete the initial tasks of gaining access or conducting a Phase I. RACM intends to obtain access to approximately 20 sites, ten with suspected hazardous substances and ten with suspected petroleum, in 2016 in anticipation of receiving EPA Assessment funding. Obtaining access to privately owned sites is discussed in the following section. RACM currently has three environmental consulting firms under contract that were procured using local and federal policies and are ready to conduct assessment activities upon request. RACM brownfield staff will be responsible for obtaining proposals, including sampling and analysis plans, boring location plans, and health and safety plans to submit with site eligibility determinations to the EPA Project Officer for approval.

**iii. Site Selection (5pts):** RACM emphasizes spending Assessment Funds on projects that will improve the health of residents and also provide economic development opportunity. RACM's environmental staff continually evaluates sites included in the City's brownfields inventory. Specifically, evaluation involves regular site reconnaissance and data review in order to prioritize properties in terms of community improvement potential. RACM's environmental staff works with our community partners identified in this application and refers to the City's Comprehensive Plan and specific area plans to choose sites that will have the greatest impact on the neighborhoods. Milwaukee follows the City's Land Reuse goals in prioritizing sites including creating and retaining jobs that are accessible to our residents, encouraging high quality and sustainable development, using the existing City infrastructure in job development, and promoting development that reduces sprawl. This site selection process was utilized to identify the priority brownfields sites identified in section V.B.1.a.iii.

A list of all tax delinquent brownfields is available on the City website and is circulated to neighborhood groups, community-based organizations, Common Council members, and private citizens for discussion to determine which sites have the greatest potential to improve the health and welfare of the community. RACM's staff also works closely with State of Wisconsin departments and place-based community development corporations to prioritize properties with the largest impact on specific neighborhoods within the

target community. For privately owned properties, RACM works with the City Attorney to request access to the properties to conduct Phase II soil and groundwater sampling. Instances in which the property owner is unresponsive or noncompliant require RACM and the City Attorney to go to court to obtain a Special Inspection Warrant for soil and groundwater sampling. To obtain a special inspection warrant in cases where the property owner is not responsive or does not sign an access agreement, the City must comply with s.66.0119, Wis. Stat., which provides that valid inspection purposes include environmental pollution.

**b. Task Description and Budget Table:**

*i. Task Description (15pts):* Detailed descriptions of the tasks to be completed follow.

**Obtain Inspection Warrants:** As described in the Site Selection section, RACM has the right to go to court to seek an inspection warrant to legally gain access to tax delinquent, privately owned brownfields. This process is staff intensive and requires a series of notifications to the owner, a summary title search acquired through a private company, and a court appearance. Staff time is anticipated to be over 500 hours to acquire 10 inspection warrants. RACM has included 300 hours for 10 warrants in each assessment grant budget and plans to use funds detailed in the “Leveraging” section of this application to offset the additional time spent. The average hourly salary of RACM’s brownfield staff is \$31, or approximately \$45 with 48% fringe. Title search costs are anticipated to be \$550, or \$55 each for 10 properties.

**Phase I Assessments:** To ensure compliance with EPA’s All Appropriate Inquiry Rule and the most current ASTM Standard 1527, Phase I ESAs will be contracted to environmental consultants that meet the definition of a “Qualified Environmental Professional”. In RACM’s experience, Phase I ESAs cost an average of \$2,100. RACM will contract approximately 8 Phase I ESAs each for Hazardous and Petroleum sites. RACM staff is expected to spend approximately 4 hours contracting and reviewing each Phase I report. In the grant budget, RACM has calculated for approximately 3 of the 4 hours and plans to use funds detailed in the “Leveraging” section of this report to offset Personnel and Fringe not covered by the grant.

**Phase II Assessments:** RACM will work with environmental consultants to conduct Phase II soil and groundwater sampling and site investigation activities per state regulations. RACM anticipates approximately 10 sites to be assessed with an average cost of approximately \$15,260 each. RACM staff is expected to spend approximately 6 hours contracting and reviewing each Phase II/site investigation report. In the grant budget, RACM has calculated for approximately 4 of the 6 hours anticipated and plans to use funds detailed in the “Leveraging” section of this application to offset Personnel and Fringe not covered by the grant.

**Program Oversight and Outreach:** RACM staff regularly communicates with Common Council members and local community partners to ensure the public is apprised of assessment activities and has input on which sites in their neighborhoods need attention. Staff also works closely with real estate staff to actively market brownfield properties for redevelopment. Staff notifies and communicates to residents and neighborhood associations of activities located within residential areas to ensure public health and safety during activities that require trucks and other heavy equipment. The majority of staff time daily is spent on brownfields program oversight and community outreach. RACM anticipates exceeding the \$13,235 included in the budget, which equates to approximately 300 hours of staff time. As part of program outreach, RACM staff also provide quarterly progress reports to the EPA, update the ACRES website, and attend brownfields related training and conferences. RACM staff regularly present at EPA Brownfields Conferences and have presented at other EPA sponsored conferences, including the Reclaiming Vacant Properties Conference and the New Partners for Smart Growth Conference. The travel budget of \$708 is estimated to be partially fund one staff person to one brownfields related conference, including \$300 for airfare, \$330 for two nights hotel, \$200 for conference fees, and approximately \$200 for meals and other expenses, totaling \$1,030.



**ii. Budget Table (5pts):** The costs associated with each task are presented in the budget tables for each Assessment Grant, Hazardous Substances and Petroleum, below.

***Hazardous Substances Assessment Budget***

<b>Budget Categories</b>	<b>Project Tasks</b>				
(programmatic costs only)	Obtain Inspection Warrants (10)	Phase I Assessments (8)	Phase II Assessments (10)	Program Oversight & Outreach	Total
Personnel	8,942	716	1,191	8,943	19,792
Fringe Benefits	4,292	344	572	4,292	9,500
Travel				708	708
Contractual	552	16,847	152,601		170,000
<b>Total</b>	13,786	17,907	154,364	13,943	200,000

***Petroleum Assessment Budget***

<b>Budget Categories</b>	<b>Project Tasks</b>				
(programmatic costs only)	Obtain Inspection Warrants (10)	Phase I Assessments (8)	Phase II Assessments (10)	Program Oversight & Outreach	Total
Personnel	8,942	716	1,191	8,943	19,792
Fringe Benefits	4,292	344	572	4,292	9,500
Travel				708	708
Contractual	552	16,847	152,601		170,000
<b>Total</b>	13,786	17,907	154,364	13,943	200,000

Note: The City of Milwaukee Office of the Comptroller, Financial Advisory Division, has specified a fringe rate for 2016 budgets of 48% of salary and RACM has incorporated the City of Milwaukee's payroll/fringe benefits for its employees. The fringe rate includes the following: Life Insurance, Social Security, Pension, Health, Dental and Long Term Disability.

**c. Ability to Leverage (5pts):** EPA Assessment funds alone do not provide the necessary funding to move a project to completion. In order to maximize the impact EPA Assessment funding has on the target area, the City of Milwaukee has included \$500,000 in the 2016 budget specifically for brownfields projects to assist in assessment and cleanup of properties and to provide match portions of cleanup grants received. The Milwaukee Community Development Block Grant (CDBG) office has included in their 2016 funding \$169,000 to RACM for assessment and cleanup of brownfield sites and an additional \$28,000 of CDBG funding has been allocated for staff time to review projects for compliance with environmental regulations. These funding amounts are typical and staff expects these dollar amounts to stay the same annually for the grant period. Letters indicating these leveraged funds are included in Attachment E.

RACM has a strong track record of successfully leveraging State grants, Tax Incremental Financing (TIF) funds, tax credits, general fund balances, and Block Grant funds to meet the financial needs of all stages of brownfields redevelopment. In addition to federal funding received by various agencies, RACM has leveraged nearly \$14,000,000 of state grant funds to fill in funding gaps since 2000. Currently available sources of funding for brownfields cleanup in the eligible area include the Milwaukee Economic Development Corporation (MEDC) Site Assessment Program, Renewal Community Tax Credits, WI Economic Development Corporation Brownfield Grants, CDBG Testing and Remediation Program, Development Zone Job Creation Tax Credits, and MEDC low interest loans. EPA Assessment monies are used to leverage these funds by gathering the necessary data to be eligible for these grant and loan programs.

In addition to leveraging public funding sources for cleanup, RACM utilizes EPA Assessment Funds to leverage private funding for redevelopment projects. On many sites, use of Assessment Funds to delineate contamination reveals a defined reasonable risk for developers. RACM's ability to identify sites with high development potential and aggressively assess the environmental conditions promotes brownfield development and initiates developer interest, ultimately leveraging private investment to properties that may otherwise remain blighted.

### **3. Community Engagement and Partnerships**

#### **a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress (15pts):**

*i. Community Involvement Plan (10pts):* RACM works with the specific community partners identified in this section to achieve the needs of the community identified in section V.B.1 and achieve the benefits identified in section V.B.4. RACM works to actively involve a wide range of community members including businesses, developers, banks, non-profit organizations, community groups, and neighborhood groups in decision-making for sites to test, in attracting development interest to sites, reuse planning, and feedback on approaches to cleanup. Ideas for prioritized properties are regularly discussed with neighborhood groups, community-based associations, Common Council members, and private citizens. When a site is identified for sale and redevelopment, RACM's environmental staff works with local neighborhood groups and community development organizations to ensure support for improvements to the neighborhood, and also that the improvements are in line with the Comprehensive Plan and specific neighborhood plan that were developed with input from numerous community stakeholders. RACM continually reaches out to the business and development community. With an experienced real estate staff, RACM is well positioned to market assessed properties to potential users. Businesses looking to expand often have reason to approach some part of the department, whether they are seeking loan information, vacant City land, financing options, brownfield grants, inquiring about permits, etc. RACM showcases successfully redeveloped properties as part of marketing and community involvement efforts. RACM is also dedicating more to brownfields prevention through co-sponsoring neighborhood and professional meetings and promoting pollution reduction in several City sponsored programs. RACM is also regularly in contact with State agencies, specifically the Wisconsin Department of Natural Resources (WDNR), to update the regulatory authority on sample results as they are received. WDNR requires notification of identified environmental impacts and RACM is diligent with compliance of notification to WDNR. The information is then uploaded to a publicly available GIS based website managed by WDNR.

*ii. Communicating Progress (5pts):* RACM regularly updates community partners on the progress of assessment activities. RACM has established a relationship with these partners that offers progress updates through regular phone and in-person conversations, site visits, and community meeting presentations. RACM staff has established working relationships with many of the executive directors of the Business Improvement Districts (BIDs) and neighborhood organizations and regularly updates these groups and use them, as well as the local Aldermen, as a conduit to discussions with their constituents. The community groups and Common Council members are the first line of contact with interested members of the public and have proven the best way to reach the majority of the community. RACM will also make efforts to have information contained in aldermanic and community group newsletters, the City real estate e-newsletter, the newly revamped City website, and social media, as information becomes available. This will provide information to individuals that are not already involved in neighborhood community organizations.

#### **b. Partnerships with Government Agencies (10pts):**

*i. Local/State/Tribal Environmental Authority (5pts):* RACM is involved in a number of partnerships with other government agencies that seek sustainable redevelopment of brownfields in Milwaukee. RACM works

with many state governmental agencies, including the Wisconsin Department of Natural Resources (WDNR). RACM is a founding member and active participant in the Brownfields Study Group (Study Group) facilitated by the WDNR. RACM's Assistant Executive Director is the Co-Chair of the Study Group. The Study Group was created in 1998 at the direction of the Governor and State Legislature, to evaluate Wisconsin's current brownfields initiatives and recommend changes, as well as propose additional incentives for the cleanup and reuse of abandoned or underused properties with real or perceived contamination. The Study Group continues to drive important brownfields policy changes in Wisconsin. RACM's role in the Study Group has afforded RACM the opportunity to foster relationships not only with staff from the agencies mentioned in this section, but also with local governmental officials throughout Wisconsin.

**ii. Other Relevant Government Partnership (5pts):** RACM regularly communicates with the Milwaukee Health Department and the Wisconsin Department of Health Services (DHS) when evaluating public health risks during environmental activities. The Wisconsin Economic Development Corporation (WEDC) partners with RACM on a variety of projects and often relies on recommendations from RACM's environmental staff when evaluating grant applications from private parties. RACM also has a unique relationship with the Wisconsin Housing and Economic Development Authority (WHEDA) due in large part to the "Transform Milwaukee" initiative announced by Governor Walker in April 2012. Transform Milwaukee is "a plan to restore industrial output, create jobs, address the city's large inventory of foreclosed properties and create a sustainable solution to rainwater run-off," (WHEDA website). As the Transform Milwaukee initiative continues to take shape, both RACM and WHEDA staff look for ways to mutually support each other's mission. Also, Milwaukee works with HUD as a Renewal Community. Milwaukee is a recent recipient of a 2015 Department of Transportation TIGER Grant for the construction of a Streetcar. RACM is also a partner with our Housing Authority in the recent award of a HUD Choice Implementation Grant. In 2014, Milwaukee was designated by the Economic Development Administration as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. In 2009, RACM worked with EPA Region 5 as an Environmental Justice (EJ) Showcase Community. These are just a few recent examples of the many federal agencies RACM and Milwaukee have partnered with to implement the Livability Principles and work toward a better community. These agency commitment letters are included in Attachment E.

**c. Partnerships with Community Organizations (10pts):**

**i. Community Organization Description & Role (5pts):** RACM staff work closely with place-based community development corporations and organizations in the targeted area. Our community involvement process seeks direct communication with these non-profit organizations, state agencies and local residents.

**Harbor District, Inc. (HDI)** is a new non-profit organization that brings together local, state, and federal government efforts, private sector interests, and community enthusiasm to achieve a world-class revitalization of Milwaukee's Harbor for the benefit of the City and the region. HDI, the City of Milwaukee and other partners are conducting an EPA funded Area-Wide Plan to craft a vision for the area, beginning to build momentum and marshal resources to implement the vision. Three of the priority brownfield sites are located in the Harbor District, and HDI will continue to partner with the City and be instrumental in the redevelopment process of these three sites. *Lilith Fowler (414) 643-1266.*

**Riverworks Development Corporation (RDC)** promotes economic prosperity by providing resources for residents and businesses with emphasis on the Riverworks neighborhoods. One of the priority brownfield sites, 274 E. Keefe Avenue, is located in the Riverworks area, so RDC will continue to be a critical partner with the City and grow an expanding business base and a skilled labor force by participating in the redevelopment process. Mr. Johnson offered his verbal support (unable to complete letter). *Darryl Johnson (414) 906-9650.*

**Milwaukee Riverkeeper** is a non-profit organization with a mission to protect water quality and wildlife habitat in the river corridors and to advocate for sound land use in the Milwaukee, Menomonee, and

Kinnickinnic River Watersheds. Milwaukee Riverkeeper strives for a future in which people from all walks of life can enjoy the healthy waterways of the Milwaukee River Basin. RACM will work with the Milwaukee Riverkeeper to realize that vision. *Contact: Jennifer Bolger Breceda (414) 431-0896.*

**The Corridor** is a non-profit organization focusing on the redevelopment of the 30<sup>th</sup> Street Industrial Corridor, which one of the priority brownfield sites, 3226 W. Cameron Avenue, is located in. The Corridor will assist RACM in providing venues for community outreach; help with marketing and redevelopment; and identify and leverage funding to increase the capacity and support the mission of the organization to promote a safe, clean and accessible community in which to live and work, and foster an environment supportive of area businesses and the local workforce. *Gloria Stearns (414) 217-1769.*

**WRTP/BIG STEP** is a non-profit organization and their mission is to enhance the ability of private sector organizations to recruit and develop a more diverse qualified workforce in construction, manufacturing and emerging sectors of the regional economy. WRTP/BIG STEP will help provide valuable job training skills during the redevelopment process to those area residents in need. *Mark Kessenich (414) 342-9787.*

**Milwaukee Area Workforce Investment Board (MAWIB)** works to build a strong workforce development system by planning, coordinating, collaborating and monitoring workforce initiatives to ensure a skilled and productive workforce. Throughout the redevelopment process, RACM will continue to also rely on MAWIB to help provide valuable job training skills to those area residents in need. *Earl Buford (414) 342-9787.*

**ii. Letters of Commitment (5pts):** Letters of commitment from the Community Organizations listed above are included in Attachment D.

#### **4. Project Benefits**

##### **a. Welfare and/or Public Health (10pts):**

**i. Health and/or Welfare Benefits (5pts):** There is one overriding health and welfare benefit that will be achieved if the City obtains Assessment Funds. The Assessment Grant would give the City the funds necessary to delineate the extent of brownfields contamination on the priority brownfield sites identified in section V.B.1.a.iii. and begin improving the health of the target area residents, which is directly in line with the City's Comprehensive Plan goal of devoting resources to revitalize strong and healthy neighborhoods. Near surface soil impacts (i.e. lead) are one of the most common issues found on brownfield properties in Milwaukee, which are typically related to surface spills and contaminant settling resulting from historically industrial operations and automobile exhaust. This presents a risk for the public through inhalation, ingestion and dermal contact. Another increased concern for sensitive populations within the target area is the threat of contaminant vapor intrusion into buildings. Certain compounds found in subsurface soil or groundwater at high concentrations will volatilize into the void space in the soil and potentially enter surrounding buildings through cracks in the foundation. Assessment funds are used to identify the risk and leverage funds to subsequently mitigate the risk by excavating soil, constructing engineered barriers or simply securing the property to prevent public contact. The health of sensitive populations identified in the Community Needs section of this application is expected to benefit greatly as assessment activities identify contaminants for cleanup during redevelopment.

**ii. Environmental Benefits (5pts):** There are three environmental benefits that will be achieved using Assessment funds. One benefit is that near surface soil impacts, such as lead and polycyclic aromatic hydrocarbons (PAHs), can be mitigated by encapsulating the impacts once identified. These properties are embedded in neighborhoods and are typically accessible to unknowing residents. A second environmental benefit would be limiting the threat of contaminant vapor intrusion into buildings, since this is particularly of concern in the older manufacturing buildings and can negatively impact neighboring properties. Identification of properties that present a vapor intrusion risk and evaluating the potential risk will identify where



neighboring residents need additional environmental protection. A third environmental benefit would be to determine which brownfields are contributing contaminated storm water and/or groundwater to Milwaukee's three rivers and to Lake Michigan and develop a plan to limit these releases and control the migration, thereby protecting these sensitive ecosystems.

**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (8pts):**

*i. Planning, Policies, and Other Tools (5pts):* Sustainable development is both a keystone and a common thread running throughout Milwaukee City government. Within the City's Planning Section, comprehensive plans have been completed that include every square mile of the city through 13 areas plans and one Comprehensive Plan. These plans form the basis for future decision-making and project approvals. Planning recommendations for sustainable development are pervasive throughout all the plans and include everything from recommendations for complete streets (to promote multi-modal transportation) to increasing the network of green infrastructure throughout the city. Assessment of brownfield sites would allow the use of existing infrastructure in an urban setting, versus development on a greenfield and adding to urban sprawl.

With respect to policy-making, the City of Milwaukee's cabinet-level Office of Environmental Sustainability (OES) was created by Mayor Tom Barrett to position Milwaukee as a leader in environmental sustainability and performance in the 21st century. The office was created through community support received from the Milwaukee Green Team, a group commissioned by Mayor Barrett in 2004. OES sets policy for the City and focuses on an array of issues including the promotion of alternative energy, low-impact stormwater development, sustainable manufacturing initiatives, and urban agriculture. OES will encourage sustainable redevelopment of the priority brownfield sites that will focus on energy and water efficiency, reduced waste and air pollution, and overall occupant satisfaction.

*ii. Integrating Equitable Development or Livability Principles (3pts):* Milwaukee's first sustainability plan, *ReFresh Milwaukee*, published in July 2013, provides a vision for community sustainability over the next 10 years and seeks to make this city a leader in sustainability innovation and thought leadership. This plan sets goals and targets for individuals and organizations to achieve and provides a citywide roadmap for improving the environmental, economic and social conditions of Milwaukee's neighborhoods. Not only does the City of Milwaukee strive to achieve the goals and targets outlined in the sustainability plan, but RACM has proven that brownfield redevelopment is one simple way to promote all six of the Livability Principles outlined by the Partnership for Sustainable Communities. Assessing properties within the target area will ready them for redevelopment that furthers the Livability Principles by (1) promoting more transportation choices for residents, (2) providing opportunity to include a substantial affordable component and expand location- and energy-efficient housing choices, (3) increasing the economic competitiveness of the neighborhood is by attracting workforce, (4) ensuring the existing community is supported in numerous ways including removal of blight, improvement of the environment, and creation of jobs, (5) leveraging federal investment, and (6) building on the intrinsic value of the community and neighborhood.

**c. Economic and Community Benefits (7pts)**

*i. Economic or Non-Economic Benefits (5pts):* The July 2014 study titled "The Value of Brownfield Remediation" by the National Bureau of Economic Research presented a conservative calculation that neighborhood home prices increased between 4.9% and 32.2% following cleanup of nearby brownfield properties. Furthermore, the Wisconsin Brownfields Study Group, in collaboration with the Wisconsin Economic Development Association, commissioned an independent, professional study on the economic impacts of state funding for brownfields projects in Wisconsin. The Study Group hired the Fiscal and Economic Research Center at UW-Whitewater, along with Evans Paull of Redevelopment Economics, to conduct the study. The principal finding of the study is that Wisconsin's modest investment in brownfields programs over the last 17 years has translated into the leveraging of private and other public investment

(including EPA Assessment and Cleanup funds) totaling 14 times the state's investment into Wisconsin's economy. Redevelopment of these brownfields properties also directly and indirectly created or resulted in the retention of 54,483 permanent jobs, and on average, post-redevelopment assessed values exceeded pre-development values at a ratio of 3.5 to 1. As a result, the citizens of Wisconsin have gained numerous economic, community and environmental benefits.

Assessment of brownfields will mitigate the negative perception and psychological impacts on the neighborhoods. In many cases, environmental assessment leads to remediation and redevelopment. Redevelopment of these blighted properties and vacant lots into tax generating uses or public spaces creates momentum that may fuel further development, and spreads a sense of accomplishment and pride within the community. Another benefit of assessing brownfields is to help preserve greenspaces. RACM has used assessment funding and leveraged cleanup funding to identify and remediate at least three vacant properties that have now become "pocket parks". The eventual intent of these properties, according to the City of Milwaukee Neighborhood Plans, is to redevelop into tax generating, mixed use developments; however, assessment funds helped to restore the environmental integrity of these properties and generate a beautiful and useful public space until market conditions can support redevelopment.

**ii. Job Creation Potential: Partnerships with Workforce Development Programs (2pts):** RACM seeks ways to promote small and emerging businesses that create job opportunities for the unemployed and underemployed residents of the City of Milwaukee. Consultants are encouraged to seek out bids, when possible, and/or utilize services from small businesses listed as Small Business Enterprises through the City of Milwaukee Office of Small Business Development. The City of Milwaukee is a 2012 and 2014 recipient of EPA Brownfield Job Training Grants and works closely with developers and contractors to encourage local hiring of training graduates. RACM will forward basic information about the project to the Milwaukee Area Workforce Investment Board (MAWIB), a 2015 EPA Brownfield Job Training Grant recipient, which in turn may contact the consultants to describe the employment and training services and how these could benefit the projects. RACM also works closely with Wisconsin Regional Training Partnership (WRTP)/Big Step. WRTP/Big Step is a non-profit public interest organization and their mission is to enhance the ability of private sector organizations to recruit and develop a more diverse qualified workforce in construction, manufacturing and emerging sectors of the regional economy. Support letters from MAWIB and WRTP/Big Step are included in Attachment D.

## **5. Programmatic Capability and Past Performance**

**a. Programmatic Capability (28pts):** Karen Dettmer, Senior Environmental Project Engineer, will be the Project Manager for this grant. She regularly manages the tax delinquent brownfield list, provides foreclosure recommendations and is very familiar with the properties on the list. Ms. Dettmer will work closely with other staff, aldermen, and community partners to use the assessment funds efficiently and appropriately. Additional RACM staff Tory Kress, Senior Environmental Project Engineer, and Mathew Reimer, Senior Environmental Project Coordinator, are also available to help complete grant tasks and, in the event that Ms. Dettmer is no longer in her current position with RACM, Ms. Kress will serve as the Alternate Project Manager. Ms. Dettmer and Ms. Kress are both licensed Professional Engineers in the State of Wisconsin and together with Mr. Reimer have a combined 40+ years of experience in the management of environmental projects. RACM works to retain current staff by providing competitive salary and benefits programs, however, in the event that the environmental team experiences turnover, the group would seek to temporarily assign that person's duties to other team members as described above. RACM would seek to fill the vacant position via traditional job posting methods and word-of-mouth communication.

RACM currently has a Master Services Agreement with three different consulting firms to contract grant eligible activities. The consultants are procured following federal procurement regulations and are contracted

as needed for individual projects. RACM retains the environmental consultants to prepare Phase I reports, Phase II sampling and analysis plans and reports, as well as implement remedial action plans at sites, when needed. Ms. Dettmer, Ms. Kress, and Mr. Reimer have all worked as consultants previously and work very closely with the contracted consultants to review data and make decisions on the best route to assessment, cleanup and eventual redevelopment. RACM staff and RACM's retained consultants will ensure Phase I Environmental Site Assessment are All Appropriate Inquiry compliant and will work with the Wisconsin Department of Natural Resources (WDNR) staff in reviewing Phase II Assessments.

Ms. Dettmer is, as are all three brownfield team members mentioned above, very experienced in the management of EPA Brownfield Grants including workplan development, reporting, and closeout protocols. She will develop a realistic workplan and schedule upon consultation with the other project team members. Quarterly reporting will continue to be timely, as it has been in the past, and will specify reasons for any deviations from the original workplan. At the time each quarterly report is submitted or when major project milestones are achieved, environmental staff will update property profiles directly into the ACRES system. On an annual basis (or schedule otherwise set by USEPA), staff will compile and submit the MBE and WBE reports. Ms. Dettmer and other project team members will work closely with the Accounting Department to address the annual financial reporting and ensure timely submission to EPA, as well as to complete all required grant closeout documentation.

RACM closely monitors the outputs and outcomes of each of these grants by reporting progress regularly in quarterly reports submitted to the EPA Project Officer as well as updating details for each site on ACRES. RACM is diligent about measuring the outcomes of brownfield development projects and the impact on the City of Milwaukee. For each brownfield grant, RACM measures and tracks the following outcomes: number of sites assessed, number of jobs created, and amount of funding leveraged. Project outcomes for EPA funded activities are regularly communicated to RACM's EPA Project Officer as well as submitted formally during quarterly reporting, as well as updating the ACRES database system as needed. RACM includes the number of brownfield sites identified, number of Phase I and Phase II site assessments and number of community meetings held in the quarterly reports. While overall outcomes associated with reinvestment and redevelopment are not usually quantifiable during the assessment stage of a project, RACM closely tracks the overall outcomes through completion of redevelopment, including number of jobs leveraged, other funding leveraged through the economic reuse of sites, the number of acres made ready for reuse or acres of greenspace created, and whether the project has minimized exposure to hazardous and petroleum substances.

**b. Audit Findings (2pts):** RACM has received clean audits (no adverse audit findings) for the last four years. RACM received one adverse audit finding on the single audit conducted for 2010 activities due to not submitting the first semi-annual report for Wisconsin Department of Commerce Brownfield Grant FY010-19758 for the Tower Site by the required date of July 31, 2010. RACM did not receive the grant contract until March 2010 and miscommunication between the State and RACM as to whether the reporting should be based on the award letter as opposed to the contract date resulted in the audit finding.

As a result of this adverse finding, RACM reviewed and refined grant procedures to ensure all future reports are filed timely. Once RACM receives a grant award, the document is forwarded to the Resource & Administration Manager for review and entry into the City of Milwaukee Grants Database. As part of this review, the Resource & Administration Manager also enters the reporting deadlines into an internal spreadsheet and tracking scheduler software that prompts a reminder one week prior to the due date. Finally, RACM's Senior Grant Budget Analyst provides a secondary level of review and deadline compliance.

**c. Past Performance and Accomplishments (10pts):**

***i. Currently or Has Ever Received an EPA Brownfields Grant:***

1. Compliance with grant requirements (5pts): RACM is diligent about timely submittals of reports, including quarterly reports, technical reports, financial reports and MBE/WBE reports, and workplan compliance. RACM closely monitors the outputs and outcomes of each of these grants by reporting progress regularly in quarterly reports submitted to the EPA Project Officer as well as updating details for each site on ACRES. The five most recent grants awarded to RACM include the following:

1. 2015 Cleanup Grant BF-00E01560 (10/1/15-9/28/18): This cooperative agreement includes \$400,000 of cleanup grant funding for two specific sites (\$200,000 for each site) with a 20% match requirement. Cleanup activities are anticipated to begin in Spring 2016 per the Workplan.
2. 2014 Revolving Loan Fund Grant BF-00E01400 (10/1/14-9/30/19): This cooperative agreement includes \$1,000,000 for loans. RACM is currently marketing to a pipeline of four projects and anticipates two loans out of this cooperative agreement to be fully disbursed prior to the September 30, 2019 grant closeout date.
3. 2013 Supplemental Award to the 2009 Revolving Loan Fund Grant BL-00E90601 (10/1/09-9/30/17): This cooperative agreement includes a 2013 \$250,000 Supplemental Funding Grant which was added to the \$1,000,000 received in October of 2009 and two other Supplemental awards totaling \$1,000,000 received in 2011 and 2012. Total available capital remaining to lend is \$426,597, which includes funding initially made available for subgrants, but is anticipated to provide a loan to one of five pipeline projects to be fully disbursed prior to the grant closeout date of September 30, 2017.
4. 2013 Cleanup Grant BF-00E01231 (10/1/13-9/30/16): This cooperative agreement includes \$600,000 of cleanup grant funding for three specific sites (\$200,000 for each site) with a 20% match requirement. One of the sites is for a portion of the Century City core site (Area A). The other two sites are Century City out lots. A total of \$ 176,946.85 has been drawn down for Century City Area A, and cleanup activities will continue in 2016. Grant funds have not been drawn down for the Century out lots; however, RACM anticipates releasing Request for Proposals in Spring 2016, which will provide information that will focus the cleanup activities.
5. 2013 Assessment Grant BF-00E01227 (10/1/13-9/30/16): This cooperative agreement includes \$200,000 for community-wide Hazardous assessment. A total of \$125,247.93 has been drawn down to date, and assessment activities are ongoing. Due to the current project pipeline, additional funds are necessary to assess the priority brownfield sites identified in this grant application.

(i.2.) Accomplishments (5 points)

RACM has received eight Revolving Loan Fund grants (including four Supplemental and one ARRA award), six Assessment Grants, and ten Cleanup Grants (for 29 specific sites) since 2002.

*RLF* - RACM has provided 13 loans and one subgrant resulting in \$378 million of investment and 3,500 projected jobs to be created or retained. More than 266 acres will be cleaned up and made ready for development.

*Assessment* - RACM has utilized its EPA Assessment Funds on more than 75 different properties that are in various stages of testing. Nineteen of these properties totaling 67 acres have been redeveloped resulting in obtaining environmental site closure. Redevelopment projects have been completed resulting in approximately \$120 million of redevelopment and retention or creation of more than 700 jobs.

*Cleanup* - RACM has been awarded Cleanup Grants for 29 specific sites to date; proposed cleanups have been completed at 16 of the 29 sites and cleanup activities will continue to proceed at the remaining 13 sites. Risks to human health have been reduced on approximately 60 acres. \$12.6 million of investment has occurred and will increase as more proposed projects break ground.

# Community-Wide Hazardous and Petroleum Assessment Grant Proposal

## List of Attachments

- A. Threshold Criteria
- B. Letter from State Environmental Authority
- C. Documentation of Applicant Eligibility
- D. Letters of Commitment from Community Organizations
- E. Documentation of Committed Leveraged Resources



**Attachment A**  
**Threshold Criteria**

## III.C Threshold Criteria for Assessment Grants

### **1. Applicant Eligibility**

The Redevelopment Authority of the City of Milwaukee (RACM) is the lead agency for the proposed Hazardous and Petroleum Assessment Grants. RACM is a Redevelopment Agency sanctioned by Wisconsin Statutes Section 66.1333 (3) and (5) and a land clearance authority operating under supervision of the City of Milwaukee (Common Council file 58-902). See Attachment C for documentation.

### **2. Letter from the State or Tribal Environmental Authority**

A letter of support for this grant application from the Wisconsin Department of Natural Resources is included as Attachment B.

### **3. Community Involvement**

RACM works to actively involve a wide range of community members including businesses, developers, banks, non-profit organizations, community groups, and neighborhood groups in decision-making for sites to test, in attracting development interest to sites, reuse planning, and feedback on approaches to cleanup. Prioritized properties are regularly discussed with neighborhood groups, community-based associations, Common Council members, and private citizens for suggestion and modification. When a site is identified for sale and redevelopment, RACM's environmental staff identifies local neighborhood groups and community development organizations to begin discussions and ensure support for redevelopment and cleanup plans. We encourage developers to attend community group meetings describing the project and cleanup. RACM staff asks for feedback from the relevant community groups about whether they are in support of the proposed cleanup and development and whether comments have been satisfactorily addressed by developers. Community members and the public are invited to attend RACM meetings or send comments/feedback for all loan and grant projects under consideration that are published in the Daily Reporter approximately two weeks and up to one month prior to RACM meetings.

RACM continually reaches out to the business and development community. With an experienced real estate staff, RACM is well positioned to market assessed properties to potential users. Businesses looking to expand often have reason to approach some part of the department, whether they are seeking loan information, vacant City land, financing options (such as Tax Incremental Financing), brownfield grants, inquiring about permits, etc. RACM showcases successfully redeveloped properties as part of marketing and community involvement efforts. RACM is also dedicating more to brownfields prevention through co-sponsoring neighborhood and professional meetings and promoting pollution reduction in several City sponsored programs.

RACM's environmental staff works closely with place-based community development corporations and organizations in the targeted area. Our community involvement process seeks more direct communication with these non-profit organizations, state agencies and local residents. A description of RACM's key partners and their roles in this redevelopment project follow and letters of support are included as Attachment D.

***Harbor District, Inc. (HDI)*** is a new non-profit organization that brings together local, state, and federal government efforts, private sector interests, and community enthusiasm to achieve a world-class revitalization of Milwaukee's Harbor for the benefit of the City and the region. HDI, the City of Milwaukee and other partners are conducting an EPA funded Area-Wide Plan to craft a vision for the area, beginning to build momentum and marshal resources to implement the vision. Three of the priority brownfield sites are located in

the Harbor District, and HDI will continue to partner with the City and be instrumental in the redevelopment process of these three sites. *Lilith Fowler (414) 643-1266.*

***Riverworks Development Corporation (RDC)*** promotes economic prosperity by providing coordinated resources for residents and businesses with emphasis on the Riverworks neighborhoods. One of the priority brownfield sites, 274 E. Keefe Avenue, is located in the Riverworks area, so RDC will continue to be a critical partner with the City and grow an expanding business base and a skilled labor force by participating in the redevelopment process. *Darryl Johnson (414) 906-9650.*

***Milwaukee Riverkeeper*** is a non-profit organization with a mission to protect water quality and wildlife habitat in the river corridors and to advocate for sound land use in the Milwaukee, Menomonee, and Kinnickinnic River Watersheds. Milwaukee Riverkeeper strives for a future in which people from all walks of life can enjoy the healthy waterways of the Milwaukee River Basin. RACM will work with the Milwaukee Riverkeeper to realize that vision. *Contact: Jennifer Bolger Breceda (414) 431-0896.*

***The Corridor*** is a non-profit organization focusing on the redevelopment of the 30<sup>th</sup> Street Industrial Corridor, which one of the priority brownfield sites, 3226 W. Cameron Avenue, is located in. The Corridor will assist RACM in providing venues for community outreach; help with marketing and redevelopment; and identify and leverage funding to increase the capacity and support the mission of the organization to promote a safe, clean and accessible community in which to live and work, and foster an environment supportive of area businesses and the local workforce. *Gloria Stearns (414) 217-1769.*

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***Milwaukee Area Workforce Investment Board (MAWIB)*** works to build a strong workforce development system by planning, coordinating, collaborating and monitoring workforce initiatives to ensure a skilled and productive workforce. Throughout the redevelopment process, RACM will continue to also rely on MAWIB to help provide valuable job training skills to those area residents in need. *Earl Buford (414) 342-9787.*

#### **4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)**

Site Eligibility does not apply. This is a community-wide proposal.

## **Attachment B**

### **Letter from State Environmental Authority**



November 25, 2015

David P. Misky, Assistant Executive Director - Secretary  
Redevelopment Authority of the City of Milwaukee  
809 North Broadway, 2nd Floor  
Milwaukee, WI 53202

**Subject: State Acknowledgement Letter for the City of Milwaukee's \$400,000 Community-Wide Assessment Grant Application**

Dear Mr. Misky:

*Dave*

The Wisconsin Department of Natural Resources (DNR) acknowledges and supports the application of the City of Milwaukee for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The Wisconsin DNR is fully committed to a collaborative partnership with the City of Milwaukee, and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for this grant application is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

*Darsi Foss*

Darsi Foss, Director  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources

Copy: Margaret Brunette – DNR SER



## **Attachment C**

### **Documentation of Applicant Eligibility**

velopment plan", "urban renewal plan", "redevelopment or urban renewal plan", "project area plan" or "redevelopment and urban renewal plan", either one of which means the redevelopment plan of the project area prepared and approved as provided in sub. (6). These undertakings and activities include all of the following:

1. Acquisition of all or a portion of a blighted area.
2. Demolition and removal of buildings and improvements.
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the project area the objectives of this section in accordance with the redevelopment plan.
4. Disposition of any property acquired in the project area, including sale, initial leasing or retention by the authority itself, at its fair value for uses in accordance with the redevelopment plan.
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.

6. Acquisition of any other real property in the project area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.

7. Studying the feasibility of and initial design for an arts incubator, developing and operating an arts incubator and applying for a grant or loan under s. 44.60 in connection with an arts incubator.

8. Studying the feasibility of an initial design for a technology-based incubator, developing and operating a technology-based incubator and applying for a grant under s. 560.14 (3) in connection with a technology-based incubator.

(e) "Bonds" means any bonds, including refunding bonds; notes; interim certificates; certificates of indebtedness; debentures; or other obligations.

(g) "Local legislative body" means the board of alderpersons, common council, council, commission or other board or body vested by the charter of the city or other law with jurisdiction to enact ordinances or local laws.

(h) "Project area" means a blighted area which the local legislative body declares to be in need of a blight elimination, slum clearance and urban renewal project.

(i) "Public body" means the state or any city, county, town, village, town board, commission, authority, district, or any other subdivision or public body of the state.

(j) "Real property" includes all lands, together with improvements and fixtures, and property of any nature appurtenant to the lands, or used in connection with the lands, and every estate, interest, right and use, legal or equitable, in the lands, including terms for years and liens by way of judgment, mortgage or otherwise.

(t) "Technology-based incubator" has the meaning given in s. 560.14 (1) (h).

(3) REDEVELOPMENT AUTHORITY. (a) 1. It is found and declared that a redevelopment authority, functioning within a city in which there exists blighted areas, constitutes a more effective and efficient means for preventing and eliminating blighted areas in the city and preventing the recurrence of blighted areas. Therefore, there is created in every city with a blighted area a redevelopment authority, to be known as the "redevelopment authority of the city of ....". An authority is created for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects as set forth in this section, together with all powers necessary or incidental to effect adequate and comprehensive blight elimination, slum clearance and urban renewal programs and projects.

2. An authority may transact business and exercise any of the powers granted to it in this section following the adoption by the local legislative body of a resolution declaring in substance that

there exists within the city a need for blight elimination, slum clearance and urban renewal programs and projects.

3. Upon the adoption of the resolution by the local legislative body by a two-thirds vote of its members present, a certified copy of the resolution shall be transmitted to the mayor or other head of the city government. Upon receiving the certified copy of the resolution, the mayor or other head of the city government shall, with the confirmation of four-fifths of the local legislative body, appoint 7 residents of the city as commissioners of the authority.

4. The powers of the authority are vested in the commissioners.

5. In making appointments of commissioners, the appointing power shall give due consideration to the general interest of the appointee in a redevelopment, slum clearance or urban renewal program and shall, insofar as is possible, designate representatives from the general public, labor, industry, finance or business group, and civic organizations. Appointees shall have sufficient ability and experience in related fields, especially in the fields of finance and management, to assure efficiency in the redevelopment program, its planning and direction. One of the 7 commissioners shall be a member of the local legislative body. No more than 2 of the commissioners may be officers of the city in which the authority is created.

6. Commissioners shall receive their actual and necessary expenses, including local traveling expenses incurred in the discharge of their duties.

(b) The commissioners who are first appointed shall be designated by the appointing power to serve for the following terms: 2 for one year, 2 for 2 years, one for 3 years, one for 4 years, and one for 5 years, from the date of their appointment. After the first appointments, the term of office is 5 years. A commissioner holds office until a successor is appointed and qualified. Removal of a commissioner is governed by s. 66.1201. Vacancies and new appointments are filled in the manner provided in par. (a).

(c) The filing of a certified copy of the resolution adopted under par. (a) with the city clerk is prima facie evidence of the authority's right to proceed, and the resolution is not subject to challenge because of any technicality. In any suit, action or proceeding commenced against the authority, a certified copy of the resolution is conclusive evidence that the authority is established and authorized to transact business and exercise its powers under this section.

(d) Following the adoption of a resolution, under par. (a), a city is precluded from exercising the powers provided in s. 66.1331 (4), and the authority may proceed to carry on the blight elimination, slum clearance and urban renewal projects in the city, except that the city is not precluded from applying, accepting and contracting for federal grants, advances and loans under the housing and community development act of 1974 (P.L. 93-383).

(e) 1. An authority has no power in connection with any public housing project.

2. Persons otherwise entitled to any right, benefit, facility or privilege under this section may not be denied the right, benefit, facility or privilege in any manner for any purpose nor be discriminated against because of sex, race, color, creed, sexual orientation or national origin.

(f) An authority is an independent, separate and distinct public body and a body corporate and politic, exercising public powers determined to be necessary by the state to protect and promote the health, safety and morals of its residents, and may take title to real and personal property in its own name. The authority may proceed with the acquisition of property by eminent domain under ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.

(g) An authority may employ personnel as required to perform its duties and responsibilities under civil service. The authority may appoint an executive director whose qualifications are determined by the authority. The director shall act as secretary of the authority and has the duties, powers and responsibilities delegated

by the authority. All of the employees, including the director of the authority, may participate in the same pension system, health and life insurance programs and deferred compensation programs provided for city employees and are eligible for any other benefits provided to city employees.

(5) **POWERS OF REDEVELOPMENT AUTHORITIES.** (a) An authority may exercise all powers necessary or incidental to carry out and effectuate the purposes of this section, including the power to do all of the following:

1. Prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions.

2. Enter into any contracts determined by the authority to be necessary to effectuate the purposes of this section. All contracts, other than those for personal or professional services, in excess of \$25,000 are subject to bid and shall be awarded to the lowest qualified and competent bidder. The authority may reject any bid required under this paragraph. The authority shall advertise for bids by a class 2 notice, under ch. 985, published in the city in which the project is to be developed. If the estimated cost of a contract, other than a contract for personal or professional services, is between \$3,000 and \$25,000, the authority shall give a class 2 notice, under ch. 985, of the proposed work before the contract is entered into.

3. Within the boundaries of the city, acquire by purchase, lease, eminent domain, or otherwise, any real or personal property or any interest in the property, together with any improvements on the property, necessary or incidental to a redevelopment or urban renewal project; hold, improve, clear or prepare for redevelopment or urban renewal any of the property; sell, lease, subdivide, retain or make available the property for the city's use; mortgage or otherwise encumber or dispose of any of the property or any interest in the property; enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions and conditions that the authority considers necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this section; make any restrictions, conditions or covenants running with the land and provide appropriate remedies for their breach; arrange or contract for the furnishing of services, privileges, works or facilities for, or in connection with a project; temporarily operate and maintain real property acquired by it in a project area for or in connection with a project pending the disposition of the property for uses and purposes that may be deemed desirable even though not in conformity with the redevelopment plan for the area; within the boundaries of the city, enter into any building or property in any project area in order to make inspections, surveys, appraisals, soundings or test borings, and obtain a court order for this purpose if entry is denied or resisted; own and hold property and insure or provide for the insurance of any real or personal property or any of its operations against any risks or hazards, including paying premiums on any insurance; invest any project funds held in reserves or sinking funds or the funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; redeem its bonds issued under this section at the redemption price established in the bonds or purchase the bonds at less than redemption price, all bonds so redeemed or purchased to be canceled; develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and blight; and disseminate blight elimination, slum clearance and urban renewal information.

4. a. Borrow money and issue bonds; execute notes, debentures, and other forms of indebtedness; apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the city in which it functions, from the federal government, the state, county, or other public body, or from any sources, public or private for the purposes of this section, and give such security as may be required and enter into and carry

out contracts or agreements in connection with the security; and include in any contract for financial assistance with the federal government for or with respect to blight elimination and slum clearance and urban renewal such conditions imposed pursuant to federal laws as the authority considers reasonable and appropriate and that are not inconsistent with the purposes of this section.

b. Any debt or obligation of the authority is not the debt or obligation of the city, county, state or any other governmental authority other than the redevelopment authority itself.

c. Issue bonds to finance its activities under this section, including the payment of principal and interest upon any advances for surveys and plans, and issue refunding bonds for the payment or retirement of bonds previously issued by it. Bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the authority derived from or held in connection with its undertaking and carrying out of projects or activities under this section. Payment of the bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any projects or activities of the authority under this section, and by a mortgage of all or a part of the projects or activities. Bonds issued under this section are not an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction of the state, city or of any public body other than the authority issuing the bonds, and are not subject to any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest and income, are exempt from all taxes. Bonds issued under this section shall be authorized by resolution of the authority, may be issued in one or more series and shall bear a date, be payable upon demand or mature at a time, bear interest at a rate, be in a denomination, be in a form either with or without coupon or registered, carry conversion or registration privileges, have rank or priority, be payable in a medium of payment, at a place, and be subject to terms of redemption, with or without premium, be secured in a manner, and have other characteristics, as provided by the resolution, trust indenture or mortgage issued pursuant to the transaction. Bonds issued under this section shall be executed as provided in s. 67.08 (1) and may be registered under s. 67.09. The bonds may be sold or exchanged at public sale or by private negotiation with bond underwriters as the authority provides. The bonds may be sold or exchanged at any price that the authority determines. If sold or exchanged at public sale, the sale shall be held after a class 2 notice, under ch. 985, published before the sale in a newspaper having general circulation in the city and in any other medium of publication that the authority determines. Bonds may be sold to the federal government at private sale, without publication of any notice, at not less than par, and, if less than all of the authorized principal amount of the bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the authority that does not exceed the interest cost to the authority of the portion of the bonds sold to the federal government. Any provision of law to the contrary notwithstanding, any bonds issued under this section are fully negotiable. In any suit, action or proceeding involving the validity or enforceability of any bond issued under this section or the security for any bond, any bond reciting in substance that it has been issued by the authority in connection with a project or activity under this section is deemed to have been issued for that purpose and the project or activity is deemed to have been planned, located and carried out in accordance with this section.

5. Establish a procedure for preservation of the records of the authority by the use of microfilm, another reproductive device, optical imaging or electronic formatting, if authorized under s. 19.21 (4) (c). The procedure shall assure that copies of the records that are open to public inspection continue to be available to members of the public requesting them. A photographic reproduction of a record or copy of a record generated from optical disk or electronic storage is deemed the same as an original record for all pur-

poses if it meets the applicable standards established in ss. 16.61 and 16.612.

6. Authorize the chairperson of the authority or the vice chairperson in the absence of the chairperson, selected by vote of the commissioners, and the executive director or the assistant director in the absence of the executive director to execute on behalf of the authority all contracts, notes and other forms of obligation when authorized by at least 4 of the commissioners of the authority to do so.

7. Commence actions in its own name. The authority shall be sued in the name of the authority. The authority shall have an official seal.

8. Exercise other powers that may be required or necessary to effectuate the purposes of this section.

9. Exercise any powers of a housing authority under s. 66.1201 if done in concert with a housing authority under a contract under s. 66.0301.

(b) 1. Condemnation proceedings for the acquisition of real property necessary or incidental to a redevelopment project shall be conducted in accordance with ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.

3. Where a public hearing has been held with respect to a project area under this section the authority may proceed with such project and the redevelopment plan by following the procedure set forth in ch. 32. Any owner of property who has filed objections to the plan as provided under sub. (6) may be entitled to a remedy as determined by s. 32.06 (5).

4. The authority may acquire by purchase real property within any area designated for urban renewal or redevelopment purposes under this section before the approval of either the redevelopment or urban renewal plans or before any modification of the plan if approval of the acquisition is granted by the local governing body. If real property is acquired, the authority may demolish or remove structures with the approval of the local governing body. If acquired real property is not made part of the urban renewal project the authority shall bear any loss that may arise as a result of the acquisition, demolition or removal of structures acquired under this section. If the local legislative body has given its approval to the acquisition of real property that is not made a part of the urban renewal project, it shall reimburse the authority for any loss sustained as provided for in this subsection. Any real property acquired in a redevelopment or in an urban renewal area under this subsection may be disposed of under this section if the local governing body has approved the acquisition of the property for the project.

(c) 1. Notwithstanding sub. (6), the authority of a 1st class city may acquire any property determined by the authority to be blighted property without designating a boundary or adopting a redevelopment plan. The authority may not acquire property under this subdivision without the approval of the local legislative body of the city in which the authority is located.

1g. Notwithstanding sub. (6), the authority of any 2nd, 3rd or 4th class city may acquire blighted property without designating a boundary or adopting a redevelopment plan, if all of the following occur:

a. The authority obtains advance approval for the acquisition by at least a two-thirds vote of the members of the local legislative body in which the authority is located.

b. The two-thirds approval in subd. 1g. a. shall be by resolution and the resolution shall contain a finding of the local legislative body that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition and the relation of the acquisition to other property redevelopment by the authority.

1r. Condemnation proceedings for the acquisition of blighted property shall be conducted under ch. 32 or under any other law relating specifically to eminent domain procedures of authorities. The authority may hold, clear, construct, manage, improve or dis-

pose of the blighted property, for the purpose of eliminating its status as blighted property. Notwithstanding sub. (9), the authority may dispose of the blighted property in any manner. The authority may assist private acquisition, improvement and development of blighted property for the purpose of eliminating its status as blighted property, and for that purpose the authority has all of the duties, rights, powers and privileges given to the authority under this section, as if it had acquired the blighted property.

2. Before acquiring blighted property under subd. 1. or 1g., the authority shall hold a public hearing to determine if the property is blighted property. Notice of the hearing, describing the time, date, place and purpose of the hearing and generally identifying the property involved, shall be given to each owner of the property, at least 20 days before the date set for the hearing, by certified mail with return receipt requested. If the notice cannot be delivered by certified mail with return receipt requested, or if the notice is returned undelivered, notice may be given by posting the notice at least 10 days before the date of hearing on any structure located on the property which is the subject of the notice. If the property which is the subject of the notice consists of vacant land, a notice may be posted in some suitable and conspicuous place on that property. For the purpose of ascertaining the name of the owner or owners of record of property which is subject to a public hearing under this subdivision, the records of the register of deeds of the county in which the property is located, as of the date of the notice required under this subdivision, are conclusive. An affidavit of mailing or posting the notice which is filed as a part of the records of the authority is prima facie evidence of that notice. In the hearing under this subdivision, all interested parties may express their views on the authority's proposed determination, but the hearing is only for informational purposes. Any technical omission or error in the procedure under this subdivision does not invalidate the designation or subsequent acquisition. If any owner of property subject to the authority's determination that the property is blighted property objects to that determination or to the authority's acquisition of that property, that owner shall file a written statement of and reasons for the objections with the authority before, at the time of, or within 15 days after the public hearing under this subdivision. The statement shall contain the mailing address of the person filing the statement and be signed by or on behalf of that person. The filing of that statement is a condition precedent to the commencement of an action to contest the authority's actions under this paragraph.

(5m) BONDS TO FINANCE MORTGAGE LOANS ON OWNER-OCCUPIED DWELLINGS. (a) Subject to par. (b), an authority may issue bonds to finance mortgage loans on owner-occupied dwellings. Bonds issued under this paragraph may be sold at a private sale at a price determined by the authority.

(b) The redevelopment authority shall submit the resolution authorizing the issuance of bonds under par. (a) to the common council for review. If the common council disapproves the resolution within 45 days after its submission, no bonds may be issued under the authority of the resolution.

(c) The redevelopment authority may:

1. Issue mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.

2. Issue loans to any lending institution within the city which agrees to make mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.

3. Purchase loans agreed to be made under subd. 2.

(5r) FINANCING OF CERTAIN SCHOOL FACILITIES. (a) *Legislative declaration.* The legislature determines that the development of new public schools will help alleviate the substandard conditions described in sub. (2) and will promote the sound growth and economic development of cities and enhance the education of youth in neighborhood settings. The legislature determines that the social and economic problems sought to be addressed are particularly acute in more densely populated areas. The legislature desires to make certain financing and economic tools available in

violation by Class "B" licensee, Neil Nelson, 1326 W. State Street. (Page 590).

**FILE NUMBER 58-884**

Communication from the Police Dept. relative to violation by Class "B" licensee Joseph Vesnefsky. (Page 651).

by recommending that they be placed on file.

*Report adopted and matters ordered on file.*

**ALD. RAHN—**

From the Joint Committee on Buildings-Grounds-Harbors and Judiciary-Legislation, reported upon:

**FILE NUMBER 58-439-b**

Communication from the Mayor's office relative to proposed bill prepared by the committee on ports and navigation of the Wisconsin Legislative Council. (Page 579.)

by recommending the adoption of the following resolution:

**FILE NUMBER 58-439-b**

*Resolved*, By the Common Council of the City of Milwaukee, that His Honor the Mayor, the Chairman of the Committees on Buildings-Grounds-Harbors and Judiciary-Legislation are hereby authorized and directed to appoint a special committee to attend public hearings in Sheboygan, Wis. on June 30, 1958, and in Superior, Wis. on August 4, 1958 to gain support in opposition to the proposed legislative bill prepared by the Committee on Ports and Navigation of the Wisconsin Legislative Council; and be it

*Further Resolved*, That a statement of policy, in writing, is to be prepared for said committee.

*Adopted.*

**ALD. RAHN—**

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing presented a report, in favor of adopting the following resolution, viz.:

**FILE NUMBER 58-901**

Resolution relating to conference with the Chicago Regional Office of Urban Renewal for the purpose of effecting transfers of projects to new redevelopment authority when created.

*Adopted.*

**ALD. RAHN—**

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

**FILE NUMBER 58-902**

Resolution declaring the existence of need for blight

elimination, slum clearance, and urban renewal programs and projects within city.

by recommending the adoption of the following substitute resolution, viz.:

**FILE NUMBER 58-902**

Resolution declaring the existence of need for blight elimination, slum clearance, and urban renewal programs and projects within city.

*Whereas*, The Wisconsin Legislature has enacted Chapter 3, Laws of 1958 (Special Session), relating to the creation of a separate redevelopment authority; and

*Whereas*, It is required under the provisions of such legislation that the Common Council of the City of Milwaukee by adoption of a resolution by a two-thirds vote of its members present declare that there exists within the City of Milwaukee a need for blight elimination, slum clearance, and urban renewal programs and projects; now, therefore, be it

*Resolved*, By the Common Council of the City of Milwaukee, that it hereby declares, finds, and determines that there exists within the City of Milwaukee a need for blight elimination, slum clearance and urban renewal programs and projects in accordance with the provisions of the aforementioned legislation.

ALD. QUIRK moved separate action on the foregoing matter.

*The motion prevailed.*

ALD. QUIRK moved that the Common Council do now resolve itself into a Committee of the Whole for the purpose of hearing from Mr. Harry G. Slater, Deputy City Attorney, relative to the foregoing matter.

*The motion prevailed.*

**ALD. HEIDEN IN THE CHAIR  
PROCEEDINGS OF THE COMMITTEE  
OF THE WHOLE**

Mr. Slater appeared and addressed the Committee relative to the foregoing matter.

ALD. MEYERS moved that the Committee of the Whole do now rise.

*The motion prevailed.*

**PRESIDENT SCHREIBER IN THE CHAIR**

ALD. HEIDEN from the Committee of the Whole reported that the Committee met and heard from Mr. Harry G. Slater relative to File Number 58-902.

*Report accepted and ordered on file.*

*The report of the Committee was thereupon accepted and the foregoing resolution, as substituted, adopted by the following vote:*

Ayes:—Ald. Budzien, Collins, Hass, Heiden, Hoff-



mann, Kelly, Kroenke, Kujawa, Landowski, Mortier, Nowakowski, Phillips, Rahn, Schimenz, Schmit, Whittow Zillman and the President—18.

Noes:—Ald. Meyers and Quirk—2.

#### ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

#### FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

by recommending the adoption of the following substitute resolution, viz.:

#### FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

*Whereas*, The Legislature has recently enacted a new Urban Renewal Legislation which establishes a redevelopment authority for the purpose of carrying on slum clearance and Urban Renewal Projects; and

*Whereas*, It is imperative that a study be made concerning the type of staff and the manner in which such staff shall be constituted to effect a constructive Urban Renewal Program; and

*Whereas*, The cities of Cleveland, St. Louis and Chicago each have a different type of staff organization with respect to carrying on slum clearance and Urban Renewal in their midst; and

*Whereas*, The cities of Cleveland, St. Louis and Chicago are appropriate cities to be studied in connection with their slum clearance and Urban Renewal Projects and the manner in which their administration staffs handle matters pertaining to slum clearance and Urban Renewal; now, therefore, be it

*Resolved*, By the Common Council of the City of Milwaukee, that the following persons be authorized to visit the cities of St. Louis, Missouri; Philadelphia, Pennsylvania; and Baltimore, Maryland; for the purpose of making a study with respect to the type of staff employed in each of such cities for the purpose of handling slum clearance and Urban Renewal Projects in such respective cities; The President of the Common Council, the Chairman of the Finance-Printing Committee, the Chairman of the Buildings-Grounds-Harbors Committee, the Chairman of the Urban Renewal Committee, the Deputy City Attorney, Mr. Clarence Beernink, and such members of the Buildings-Grounds-Harbors Com-

mittee of the Common Council as signify their intention to make the study by informing the President of the Common Council of that fact; and be it

*Further Resolved*, That such committee shall prepare a report as soon as they have completed such study by visiting such cities and submit the same to the Common Council; and be it

*Further Resolved*, That for the purpose of carrying on such study as hereinbefore set forth and to cover travel and other related expenses of the persons above named who are authorized to make such study, there is hereby appropriated out of Fund Account No. 9862-955 Project No. 8733 a sum not to exceed \$250 per person authorized to visit the cities above set forth in this resolution.

*Substitute accepted and substitute resolution adopted.*

#### ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

#### FILE NUMBER 58-760

Resolution authorizing consultation with bond counsel relative to proposed urban redevelopment legislation. (Page 604.)

by recommending that it be placed on file.

#### ALD. RAHN—

*Adopted.*

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

#### FILE NUMBER 58-904

Resolution providing for selection of membership under the Urban Redevelopment Authority's law.

by recommending that it be indefinitely postponed.

#### ALD. RAHN—

*Adopted.*

From the Committee on Buildings-Grounds-Harbors presented reports, in favor of adopting the following resolutions, viz.:

#### FILE NUMBER 58-300

Resolution directing the Board of Public Land Commissioners to collaborate with the County Park Commission in preparing plans for the development of the southern extension of Lincoln Memorial Drive between E. Russell Avenue and the south city limits. (Page 269.)

*Adopted.*

#### FILE NUMBER 58-447

Resolution relating to the request of Approved Homes, Inc. and Clinton R. Taplin to divide Lot 9, Block 3, Alger Subdivision in the southeast ¼ of Section 15, Town 6 north, Range 21 east, in the City of Milwaukee. (Page 384.)

*Adopted.*

**Attachment D**  
**Letters of Support**



December 9, 2015

David P. Misky  
Assistant Executive Director-Secretary  
Redevelopment Authority of the City of Milwaukee  
809 N. Broadway  
Milwaukee, WI 53202

Dear Mr. Misky,

I'm writing in support of several requests being made by the Redevelopment Authority of the City of Milwaukee (RACM) to the US Environmental Protection Agency (EPA) including a \$400,000 Community-Wide Assessment Grant application; a \$1,000,000 Brownfield Cleanup Revolving Loan Fund application; a \$200,000 cleanup grant application for 2537 W. Hopkins Street and 3424 N. 27<sup>th</sup> Street; and a \$270,000 (not to exceed) Site-Specific Assessment Grant for Century City Area D.

The Harbor District Initiative and Harbor District Inc, a 501(c) nonprofit organization, brings together local, state, and federal government efforts, private sector interests, and community enthusiasm to achieve a world-class revitalization of Milwaukee's Harbor District area for the benefit of the city and the region. Our goal is to reinforce existing businesses and neighborhoods and set a new standard for how waterfronts "work" environmentally, economically, and socially.

The Harbor District has embarked on a Water and Land Use planning process to develop a vision and action steps for revitalizing the area. Much of the vision that is currently developing relies on addressing the many brownfield properties that exist in the Harbor District area. The resources provided by the Community-Wide Assessment Grant and the Brownfield Revolving Loan Fund will aid in advancing the goals and vision of this planning process.

The Harbor District is also home to the Milwaukee Estuary where three rivers - the Milwaukee, Menomonee, and Kinnickinnic - all enter Lake Michigan. The Milwaukee Estuary is listed as a Great Lakes Area of Concern (AOC) by the EPA with beneficial use impairments that need to be addressed. Many of the water quality issues in the Harbor District rely on actions upstream for improvement. The cleanup grant applications for 2537 W Hopkins St, 3424 N 27th St, and the Site-Specific Assessment Grant for Century City Area D will address significant brownfield properties in the Milwaukee River watershed that contribute to water quality issues we face in the Milwaukee Estuary and Harbor District.

We look forward to working with the EPA and RACM to address the issues posed by brownfield properties in our community. If additional information is required please contact me at 414-643-1266 or [lilith@harbordistrict.org](mailto:lilith@harbordistrict.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Lilith Fowler", written over a white background.

Lilith Fowler  
Executive Director  
Harbor District Inc.

December 11, 2015

David P. Misky, Assistant Executive Director – Secretary  
Redevelopment Authority of the City of Milwaukee  
809 N. Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

***RE: Letter of Support for Proposed Brownfield Redevelopment Grant Applications by RACM***

Dear Mr. Misky:

On behalf of Milwaukee Riverkeeper, I am writing this letter to document our support for the Redevelopment Authority of the City of Milwaukee's (RACM) EPA FY 2016 grant applications for a Community-Wide Assessment Grant and a cleanup of 400 S. Layton Boulevard. Milwaukee Riverkeeper is a science based advocacy organization working throughout the entire Milwaukee River Basin to create swimmable and fishable rivers and healthy watersheds. Both of the above listed projects are important to our community and are focused on areas in the City where we have been active for years.

We understand that the Community Wide Assessment grant would allow for the assessment of petroleum impacted properties and hazardous impacted properties within the City of Milwaukee's Community Development Block Grant area. This work is critical so that this area of the city can move forward and be restored. As an organization that is as focused on land use as we are on water use, remediating this land will greatly improve the watershed and be a step towards improved water quality. So, too, the Layton Boulevard grant request which involves re-grading and stabilizing approximately 1,000 linear feet of the north bank of the Menomonee River with native plants and trees, excavating contaminants, and providing additional public access to the river is a project that fits our mission goals. Not only will the project tie nicely to all the redevelopment going on in the Valley, especially including and enhancing Three Bridges Park, but it also will improve a critical part of the Menomonee River. Milwaukee Riverkeeper does a great deal of water quality monitoring in the Menomonee River and has been working tirelessly on a comprehensive fish passage project. This project will only complement our efforts and work.

We believe that this project, if implemented, will provide significant benefits to area residents and will satisfy the needs of area residents by providing better connections both within the Menomonee Valley and to adjacent neighborhoods. Access to the waterways in the Valley which are considered an underserved asset will be opened up. These projects will further Milwaukee Riverkeeper's goals of protecting water quality and wildlife habitat in the Milwaukee River Basin and nearshore Lake Michigan. We fully support this proposal, and are happy to help assist in any way we can to achieve these project goals.

If you require any additional information, please do not hesitate to contact me.

Very Truly Yours,



Jennifer Bolger Breceda  
Executive Director



December 10, 2015

David Misky, Assistant Executive Director - Secretary  
Redevelopment Authority of the City of Milwaukee  
809 North Broadway, 2nd Floor  
Milwaukee WI 53202

**RE: Letter of Support for Redevelopment Authority of the City of Milwaukee's EPA Brownfields Funding Request**

Dear Mr. Misky:

The 30th Street Industrial Corridor Corp. (The Corridor) is an enthusiastic supporter of the Redevelopment Authority of the City of Milwaukee (RACM) in its application for EPA brownfield assessment funds, specifically:

- \$200,000 cleanup grant application for 27<sup>th</sup> & Townsend (2537 W Hopkins Street & 3424 N 27<sup>th</sup> Street)
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$400,000 Community-Wide Assessment Grant Application (\$200,000 for Petroleum and \$200,000 for Hazardous)
- \$1,000,000 Brownfield Cleanup Revolving Loan Funds

The Corridor is a 20-year old nonprofit organization that works to restore and maintain the economic vitality of the area and to stimulate economic growth in the community. The Corridor works to retain businesses and foster expansion in the area, resulting in family-supporting jobs. The location is in a particularly challenging area of Milwaukee, where poverty and unemployment are much higher than the city average. The area struggles with environmental contamination due to having the most current and former industrial sites. Esser Paint and Tower Automotive (Century City) are fairly well-known contaminated sites. The Corridor is pleased that the first new manufacturing facility is almost complete at Century City and we anticipate high-density employment in the near future. Esser Paint is moving forward with residential development that will complement the existing residential neighborhood. Several community groups have united with the developer to help ensure successful integration into that area. Brownfield redevelopment is indeed working in the 30<sup>th</sup> Street corridor and we hope it catalyzes further development in the area!

The Corridor is often regarded as an area of greatest need in Milwaukee. RACM's brownfield remediation work results in parcels that provide economic opportunities and ultimately jobs for area residents. Our united efforts help to best serve a community that needs jobs to rise above poverty.



The 30th Street Industrial Corridor is well-positioned to assist RACM in the successful use of these brownfield funds. The Corridor already works closely with both large and small area businesses, and is now involved in community development especially to generate awareness of job opportunities. As business expansion opportunities arise, the Corridor works with City staff on real estate needs. Also due to our long partnership with RACM, the Corridor is well aware of brownfield sites in the area, as well as their environmental status, so we can make informed recommendations to businesses for site selection opportunities. The Corridor understands City programs and opportunities, including the Wisconsin State 75.106 Statute that allows for transfer of privately-owned, tax-delinquent property to a new owner. The Corridor has regular meetings with businesses in the area, which may also be used as a forum for discussion on brownfield cleanup projects. The Corridor can also facilitate meetings with specific business owners and can serve as a liaison to many parts of the community.

The 30th Street Industrial Corridor is grateful for RACM's work remediating brownfields. It leads to economic opportunity in an area of greatest need. The Corridor strongly supports RACM's EPA grant applications. The 27<sup>th</sup> & Townsend Cleanup Grant and the Area D Assessment Grant at Century City, as well as Brownfield Cleanup Revolving Loans, and Community-Wide Assessment grants will support private brownfield redevelopment projects both in the 30<sup>th</sup> Street Corridor and across the City of Milwaukee.

Please contact me at 414.587.8719 or [Gloria@theCorridor-mke.org](mailto:Gloria@theCorridor-mke.org) if you have any further questions or comments.

Sincerely,

Gloria Stearns  
Executive Director  
30<sup>th</sup> St Industrial Corridor/BID #37





December 10, 2015

David P. Misky  
Assistant Executive Director – Secretary  
Redevelopment Authority of the City of Milwaukee  
809 North Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

This letter is to indicate my support for RACM's applications for the four EPA grants including:

- Community-Wide Assessment (hazardous and petroleum):
- Site-Specific Assessment for Century City Area D:
- Cleanup grant for 2537 W. Hopkins Street & 3424 N. 27<sup>th</sup> Street:
- Brownfield Cleanup Revolving Loan Funds:

These projects are of extreme importance to WRTP/BIG STEP which has as its mission to enhance the ability of private sector organizations to recruit and develop a more diverse, qualified workforce in construction, manufacturing and emerging sectors of the regional economy.

WRTP/BIG STEP has received national attention for successfully developing workforce partnerships and training. Our Center of Excellence provides a clearinghouse for the assessment, preparation, and placement of job-ready candidates in the skilled trades and industries, including construction, manufacturing and utilities. We excel in ensuring job retention and advancement through mentoring and other support mechanisms for new workers. The key to WRTP/BIG STEP's success begins with the initial assessment process and the quality of our relationships with key community partners. WRTP/BIG STEP is able to quickly assess the needs of the people that come through our door – whether they require essential, basic, or technical industry skills. We work with hundreds of local community organizations that refer those that are work-ready to us and provide support for workers we identify as needing help becoming job-ready.

If awarded, WRTP/BIG STEP would be pleased to serve as a formal partner in the projects and work with the City of Milwaukee to facilitate job training and placement tied to the projects throughout the City of Milwaukee.

We sincerely hope that you will strongly consider funding RACM's proposal.

Yours Truly,

Mark Kessenich  
President & CEO

3841 W. Wisconsin Avenue, Milwaukee, WI. 53208  
Phone: (414) 342-9787  
Fax: (414) 342-3546  
[www.wrtp.org](http://www.wrtp.org)



December 8, 2015

David P. Misky, Assistant Executive Director - Secretary  
Redevelopment Authority of the City of Milwaukee  
809 North Broadway, 2nd Floor  
Milwaukee, WI 53202

Dear Mr. Misky:

The Milwaukee Area Workforce Investment Board (MAWIB) strongly supports the Redevelopment Authority of the City of Milwaukee's (RACM) EPA FY2016 grant applications.

As the largest workforce development board in the state, and serving both the most diverse and economically-challenged area, the MAWIB strongly supports the redevelopment of blighted properties in the City of Milwaukee and understands that brownfield remediation is crucial to the economic development of the region, city and local neighborhoods. These kinds of redevelopment efforts are necessary to revitalize our urban core.

Specifically, the MAWIB supports RACM's applications to the Environmental Protection Agency (EPA) for:

- \$200,000 cleanup grant application for 2537 W. Hopkins Street & 3424 N. 27th Street
- \$200,000 cleanup grant application for 400 S. Layton Boulevard
- \$200,000 cleanup grant application for 4135 S. 6th Street
- \$400,000 Community-Wide Assessment Grant application
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$1,000,000 Brownfield Cleanup Revolving Loan Funds

If awarded, the MAWIB will be a critical partner in the projects, particularly by linking workforce development efforts that provides job training and placement to redevelopment projects being carried out within the city.

Sincerely,

Earl Buford  
President/CEO



**Attachment E**  
**Leverage Resources**



Department of Administration  
Community Development Grants Administration

Tom Barrett  
Mayor

Sharon Robinson  
Director of Administration

Steven L. Mahan  
Community Block Grant Director

December 11, 2015

David P. Misky  
Assistant Executive Director-Secretary  
Redevelopment Authority of the City of Milwaukee  
809 North Broadway  
Milwaukee, WI 53202

Dear Mr. Misky,

The City of Milwaukee Community Development Grants Administration (CDGA) is pleased to support the Redevelopment Authority of the City of Milwaukee's (RACM) applications for USEPA brownfields funding. I understand RACM will be applying for

- \$200,000 Community-wide Hazardous Assessment Grant;
- \$200,000 Community-wide Petroleum Assessment Grant;
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D;
- three \$200,000 Site-specific Cleanup Grants at 27<sup>th</sup> & Townsend, 400 South Layton Boulevard, and 4135 South 6<sup>th</sup> Street; and
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

CDGA is responsible for applying for, recommending the allocation of, and overseeing the effective use of Local, State and Federal funds for programs in targeted central city neighborhoods. Most of the funding is allocated to assist lower income families and remove blight. It is used for housing rehab programs, special economic development relating to job and business development, and public service programs such as crime prevention, job training, housing for homeless, youth recreation programs and community organization programs. Funding is awarded to the city through Federal entitlement guidelines and through competitive applications. The CDGA office works collaboratively with non-profit groups, government agencies, and public/private coalitions to coordinate activity that increases home ownership and property values, reduces crime, and promotes greater employment and business activity.

CDGA has worked with community leaders to develop neighborhood strategic plans in 18 neighborhood planning areas. Future funding will focus on supporting neighborhood and community leaders to reach their vision, rather than on the needs of individual agencies.

CDGA understands the importance of brownfields assessment and cleanup to further and encourage these goals. As such, **CDGA has allocated \$169,000 for Brownfields Initiatives \$28,000 for Environmental Review and Planning from our Entitlement Funds in 2016.** This funding is typical of years past and CDGA expects similar funding allocations in the 2017 and 2018 budget years. This funding will assist to assess and cleanup brownfields in the Community Development Block Grant area, the area of census tracts most in need of public funding in the city of Milwaukee. These funds are often used for assessment of brownfield properties to define cleanup alternatives as well as leverage state and federal grants, such as EPA Cleanup funds. These CDBG funds help to bring brownfields projects from the early assessment stages through remediation on properties that may otherwise sit blighted. CDGA sincerely supports RACM's efforts in utilizing a variety of funding sources provided from federal, state, and local sources to ensure projects are well-funded through completion.

Sincerely,



Steven L. Mahan

Director

Community Development Grants Administration

---

Common Council President

10<sup>th</sup> District Alderman

---



**Michael J. Murphy**  
*City of Milwaukee Common Council*

---

December 10, 2015

Redevelopment Authority of the City of Milwaukee  
Attn: David P. Misky, Asst. Executive Director, Secretary  
809 North Broadway  
Milwaukee, WI 53202

Dear Mr. Misky,

On behalf of the City of Milwaukee Common Council, I am pleased to support the Redevelopment Authority of the City of Milwaukee's (RACM) applications for USEPA Brownfields funding. The Common Council understands RACM will be applying for:

- \$200,000 Community-wide Hazardous Assessment Grant;
- \$200,000 Community-wide Petroleum Assessment Grant;
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D;
- Three \$200,000 Site-specific Cleanup Grants at 27<sup>th</sup> & Townsend, 400 South Layton Boulevard, and 4135 South 6<sup>th</sup> Street; and
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

The Common Council recently approved the 2016 city budget, which was signed by Mayor Tom Barrett. **Included in the proposed budget is a line item for \$500,000 to be allocated for the Brownfields Program.** The Common Council understands the importance of the Brownfields assessment and cleanup to reduce blight and encourage development in the City of Milwaukee. These funds, along with EPA funds and other federal, state and local funding, will move Brownfields projects from assessment through remediation and redevelopment to ensure projects are well-funded through completion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Murphy', is written over the typed name and title.

Michael J. Murphy  
Common Council President  
Alderman, 10<sup>th</sup> District





Scott Walker  
Governor

Kitty Rhoades  
Secretary



**State of Wisconsin**

Department of Health Services

**DIVISION OF PUBLIC HEALTH**

1 WEST WILSON STREET  
P O BOX 2659  
MADISON WI 53701-2659

608-266-1251  
FAX: 608-267-2832

[dhs.wisconsin.gov](http://dhs.wisconsin.gov)

December 16, 2015

Mr. David P. Misky  
Assistant Executive Director-Secretary  
Redevelopment Authority of the City of Milwaukee  
809 North Broadway  
Milwaukee, WI 53202

Dear Mr. Misky,

The Wisconsin Department of Health Services (DHS) is pleased to support the Redevelopment Authority of the City of Milwaukee (RACM) in their application for USEPA Brownfields funding. Our agency has staff with substantial experience in assessing brownfields in communities throughout Wisconsin. Milwaukee, with a large inventory of vacant industrial buildings, has brownfield assessment and redevelopment needs among the largest in Wisconsin.

It is my understanding that RACM will apply for 1) a Community-wide Hazardous Assessment Grant (\$200,000), 2) a Community-wide Petroleum Assessment Grant (\$200,000), 3) a Site-specific Assessment Grant at Century City Area D (\$270,000), 4) three \$200,000 Site-specific Cleanup Grants, and 5) a Brownfield Cleanup Revolving Loan Fund Grant (\$1,000,000). With regard to the Site-specific Cleanup Grants, you detail three properties with these funds in mind: at 27th & Townsend, 400 South Layton Boulevard (on the Menomonee River), and 4135 South 6th Street. We are prepared to offer technical assistance on any of these projects, as has been our past partnership on numerous cleanup efforts. In particular, we would regard the project on the Menomonee River a priority for our agency due to its proximity within the Milwaukee Estuary Great Lakes Area of Concern. Our agency has been particularly anxious to see redevelopment progress in this key blighted area. To that end, DHS strongly endorses RACM's application for funding to assist with these brownfields projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Thiboldeaux".

Robert Thiboldeaux, PhD  
Senior Toxicologist  
Wisconsin Department of Health Services

December 16, 2015

David Misky  
Assistant Executive Director-Secretary  
Redevelopment Authority of the City of Milwaukee  
809 N. Broadway, Second Floor  
Milwaukee WI 53202

Dear Mr. Misky:

It is my understanding the Redevelopment Authority of the City of Milwaukee (RACM) is applying for funding from the U.S. Environmental Protection Agency as follows:

- \$200,000 Community-wide Hazardous Assessment Grant
- \$200,000 Community-wide Petroleum Assessment Grant
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D
- Three \$200,000 Site-specific Cleanup Grants at 27th & Townsend (Century City Area), 400 South Layton Boulevard (on Menomonee River), and 4135 South 6th Street (Garden District/Green Corridor)
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

The Wisconsin Economic Development Corporation (WEDC) is always ready to team with RACM to evaluate the ways in which our organization can positively impact Brownfield sites in the City of Milwaukee. RACM has been at the forefront of Brownfield redevelopment in Wisconsin. It is the intention of WEDC to fulfill the role of an innovative partner that can be a potential source of matching funds for specific priority projects.

WEDC resources may be leveraged from our Brownfield Redevelopment Financial Assistance Program (BRFA), Site Assessment Grant Program (SAG), Idle Industrial Sites Redevelopment Program (IISR) as long as each project's application meets program's requirements pertaining to underwriting, eligibility, and leverage.

WEDC grant funds that may be paired with EPA funds you secure in the future could include the following:

- An approved \$1,000,000 Idle Industrial Sites Redevelopment Grant (FY14-22172) can leverage the anticipated Site Specific Assessment and Cleanup Grants received for the development and surrounding area development at Century City.
- An approved \$100,000 Site Assessment Grant (FY13-21938) for the MVIC groundwater sampling can be utilized to leverage your requested EPA funding for the cleanup of 400 South Layton Blvd. This cleanup involves restoration of the North Bank of the Menomonee River and it should help attain the overall closure of environmental activity on the site.
- WEDC has assessment and cleanup funding available through the BRFA, SAG, and IISR Programs to assist in closing funding gaps. In fiscal year 2016, the aforementioned programs have a combined budget of \$5.5 million, available to projects throughout the state on a competitive basis.

The preliminary estimate in this letter does not constitute a commitment and is based on complete, eligible and competitive incoming project applications seeking funding. The preliminary estimate is subject to WEDC's underwriting and review, the availability of funds, and approval by WEDC executive management.



201 W. Washington Avenue  
Madison, WI 53703  
P.O. Box 1687  
Madison, WI 53701  
608.210.6700  
855-INWIBIZ  
inwisconsin.com

WEDC is looking forward to continuing the productive partnership with RACM to identify underutilized contaminated sites that have a propensity for higher use in Milwaukee, Wisconsin. Please contact Community Account Manager Kathryn Berger at 608-210-6822 any time a site in your community could benefit from potential WEDC funding to move a proposed project closer to fruition.

Best Regards,

A handwritten signature in black ink, appearing to read "Mark R. Hogan". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark R. Hogan  
Secretary & CEO

cc: Kathryn Berger, Community Account Manager  
cc: Al Rabin, Program Manager

Wisconsin Housing and  
Economic Development Authority  
201 West Washington Avenue  
Suite 700 | P.O. Box 1728  
Madison, Wisconsin 53701-1728

T 608.266.7884 | 800.334.6873  
F 608.267.1099



December 15, 2015

David P. Misky  
Assistant Executive Director-Secretary  
Redevelopment Authority of the City of Milwaukee  
809 North Broadway  
Milwaukee, WI 53202

Dear Mr. Misky,

On behalf of the Wisconsin Housing and Economic Development Authority, I strongly support the Redevelopment Authority of the City of Milwaukee applications to the United States Environmental Protection Agency (EPA) for Brownfield Cleanup and Revolving Loan Fund grants. WHEDA, along with its many public and private partners, continue to expand its commitment to Transform Milwaukee, which includes the Century City area.

As you are aware, the ten year Transform Milwaukee strategic action plan is well underway. With more than three years into the initiative, WHEDA and its public and private partners have invested more than \$387 million in the Transform Milwaukee industrial region. The initiative focuses on restoring economic prosperity to the industrial, residential and transportation areas connecting the City of Milwaukee's 30<sup>th</sup> Street Industrial Corridor, Menomonee Valley, Port of Milwaukee and the Milwaukee Aerropolis.

The revitalization of the 30<sup>th</sup> Street Industrial Corridor and the Century City Business Park development is a major priority for WHEDA and its partners involved in the Transform Milwaukee initiative, and WHEDA is proud to again partner on, and support the following EPA Brownfield grant applications:

- \$200,000 cleanup grant application for 27th and Townsend (2537 W. Hopkins Street & 3424 N. 27th Street)
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$400,000 Community-Wide Assessment Grant application (\$200,000 for Petroleum and \$200,000 for Hazardous)
- \$1,000,000 Brownfield Cleanup and Revolving Loan Funds

This funding will be used for community-wide assessment and revolving loan funds, as well as site-specific assessment and petroleum cleanup at multiple sites within the Century City area within the 30<sup>th</sup> Street Industrial Corridor. The site specific grants will support build-out of the Century City Business Park and a supportive mixed use and storm water redevelopment project



at the 27<sup>th</sup> & Townsend outlots, which will serve as the southern gateway to Century City. The community-wide assessment grant and the revolving loan fund grants are flexible to be used throughout the City of Milwaukee and will promote economic development in other distressed areas of the City.

Additionally, these proposed projects will either directly or indirectly, support the five primary strategies of Transform Milwaukee, which are:

- Expand business development and innovation with new and existing financing resources to spur job creation;
- Reduce the number of foreclosed and vacant properties to make neighborhoods more desirable for housing and business development;
- Foster partnerships between state agencies and nonprofit community groups to increase job training, skills enhancement and educational opportunities;
- Create storm water runoff conveyance systems – bioswales –as an alternative to storm sewers to prevent future flooding events;
- Direct resources to established intermodal transportation infrastructure – water, air, rail and highway systems.

We must continue to foster strong, collaborative efforts between federal, state, local and private funding opportunities in order to package resources that will help grow businesses and restore central Milwaukee to a vibrant place in which to live and work!

To that end, WHEDA fully supports RACM's proposal for Brownfield Cleanup and Revolving Loan Fund grants that would provide greatly needed resources to the City of Milwaukee.

Kind regards,

A handwritten signature in black ink, appearing to read 'Wyman B. Winston', is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke extending to the right.

Wyman B. Winston  
Executive Director

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name: Redevelopment Authority of the City of Milwaukee

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

391186734

\* c. Organizational DUNS:

0719147120000

d. Address:

\* Street1:

809 N. Broadway

Street2:

\* City:

Milwaukee

County/Parish:

\* State:

WI: Wisconsin

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

53202-3617

e. Organizational Unit:

Department Name:

Department of City Development

Division Name:

Redevelopment Authority

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Mat

Middle Name:

\* Last Name:

Reimer

Suffix:

Title: Senior Environmental Project Coordinator

Organizational Affiliation:

\* Telephone Number:

414-286-5693

Fax Number:

\* Email: mreime@milwaukee.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Community-Wide Hazardous and Petroleum Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: